AN INVESTIGATION OF
THE INNER-CITY HOUSING MARKET
IN VANCOUVER

A Report Prepared By
Craig Homewood

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EXECUTIVE SUMMARY

The purpose of this study is to describe the market for inner-city housing in Vancouver. The objective is not to identify the size or strength of the market but rather to identify the characteristics of households who want to live in the inner-city, the type of housing and which inner-city areas they want to occupy, why they want to live in the inner-city and how much they are willing to pay for inner-city housing.

The study focuses on two markets for inner-city housing: people who live in the Vancouver suburbs and people who live in the Vancouver inner-city at present. It does not address people who live between the suburbs and the inner-city (.e.g. those who live in the City of Vancouver outside the inner-city) or people who live outside the Vancouver region.

The data has been collected by means of a self-administered questionnaire survey, mailed to a systematic sample of 1587 inner-city and 531 suburban households. An overall response rate of approximately 29% was achieved, with 496 questionnaires being returned by the inner-city sample and 127 by the suburban sample.

The data was analyzed with reference to frequency and cross-tabulation tables, using SPSS (Statistical Package for the Social Sciences). The major findings of the study are as follows:

1) Only a small proportion of suburban households want to move to the inner-city; those most likely to do so are small (three or less persons), upper-income

($40,000 or more p.a.) households, headed by persons 25-34 years of age, who are employed as professional-technical workers, and currently renting their dwelling units.

2) The majority of False Creek and West End residents expect to continue living in the inner-city while less than 50% of Fairview Slopes residents expect to do so.

3) Of inner-city residents who expect to move, approximately one-third expect to move within the inner-city and the majority would consider doing so.

4) The largest proportion of inner-city residents who expect to move within the inner-city or would consider doing so, plan to move within their current areas. Because the households of each inner-city area have distinguishing characteristics, the households who want to move within the inner-city differ with each of the inner-city areas (e.g. households who will move within the Fairview Slopes on average have higher incomes than those who will move within the West End).

5) It is not clear that low-income households want to live in the inner-city; it may be that they live in the inner-city because they can afford the housing (this is particularly true of residents of subsidized housing in False Creek and the West End). This qualification aside, it appears that persons of all incomes want to live in the inner-city, although the income distribution varies for the inner-city areas. Similarly, it appears that persons of all ages want to live in the inner-city but the age distribution varies for the inner-city areas.

6) False Creek is the inner-city area seen most favourably by current inner-city residents and suburban residents who might move to the inner-city. Fairview Slopes and the West End are also seen as desirable residential locations, although less so than False Creek. (False Creek residents in particular do not appear to want to move to the West End.) A significant proportion of current inner-city residents would consider moving to B.C. Place, and it was the second most often mentioned destination by suburban respondents who would consider moving to the inner-city (after False Creek).

7) Persons who want to live in the inner-city are primarily employed in the following categories: professional-technical, clerical, manager-proprietor-administrator, sales, service, retired. The effect of work location on the desire to live in the inner-city is not clear for False Creek and West End residents; however, it does appear to be an important determinant of why Fairview Slopes residents live in the inner-city.

8) The type of housing desired in the inner-city has two bedrooms, private outdoor space and 24-hour/day reserved parking. Recreation facilities with the unit (pool, courts, etc.) are not required and night-only parking is not seen as a viable alternative to 24-hour/day parking.

9) Both rental and ownership housing is desired, with ownership housing desired more in False Creek and Fairview Slopes than in the West End. It is questionable whether households are willing to pay the amount that would be required for ownership housing, particularly in the West End.

10) The type of housing desired also varies within inner-city area. In the West End, units in high-rise apartment buildings are desired as well as units in low-rise apartments and townhouses; in False Creek and Fairview Slopes only townhouse and low-rise apartment units are desired.

11) Price of dwelling unit is the most important factor in determining where inner-city residents currently live.

12) A very important factor in determining why people want to live in the inner-city is "character of neighbourhood"; while this term cannot be defined, it seems to represent a number of factors that make the inner-city appealing: access to good quality parks and the ocean, quality of housing, streets and curbs, etc.

13) Most residents who expect to move within the inner-city do so to improve some characteristics of their dwelling unit, i.e. to find a larger unit, a better quality unit, and/or an ownership unit.

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1.0 INTRODUCTION

1.1 Why do the Study?

In recent years a great deal of residential development has occurred in Vancouver's inner-city, particularly in False Creek and Fairview Slopes. Such development is continuing with the expansion of False Creek (south slope), infill development in the West End, and further development of Fairview Slopes. Also, mixed office-residential buildings have recently been built downtown, and in Yaletown-South Downtown warehousing is being converted to housing. Finally, housing for 10,000 - 15,000 people is planned for B.C. Place on the north shore of False Creek.

As input to this development, this study has been undertaken to describe the market for inner-city housing. It is not the purpose of this study to determine the strength of this market, but rather to determine the characteristics of the people who want to live in the inner-city, in what kind of housing they want to live, and in what inner-city areas they want to live. Further, it seeks to determine why these people want to live in the inner-city and how much they are willing to pay for inner-city housing.

1.2 Study Objective

The objective of the study is to answer the following questions:

1) Who wants to live in the inner-city?
2) Where do people want to live inthe inner-city?
3) What kind of housing do people want to occupy in the inner-city?
4) How much are people willing to pay for inner-city housing?
5) Why do people want to live in the inner-city?

To answer these questions a series of analyses are done based on:

1) current inner-city residents
2) residents who expect to stay in the inner-city (those who do not plan to move and those who will move within the inner-city)
3) suburban residents who will move to the inner-city.

The data was collected by means of a questionnaire survey of 469 inner-city households and 127 suburban households. The inner-city sample was comprised of households from the West End, False Creek and Fairview Slopes. The suburban sample was drawn from an area of south Richmond considered to be typical of suburbs in the Vancouver region. Details on data collection and data analysis are presented in the methodology section (Section 2.0).

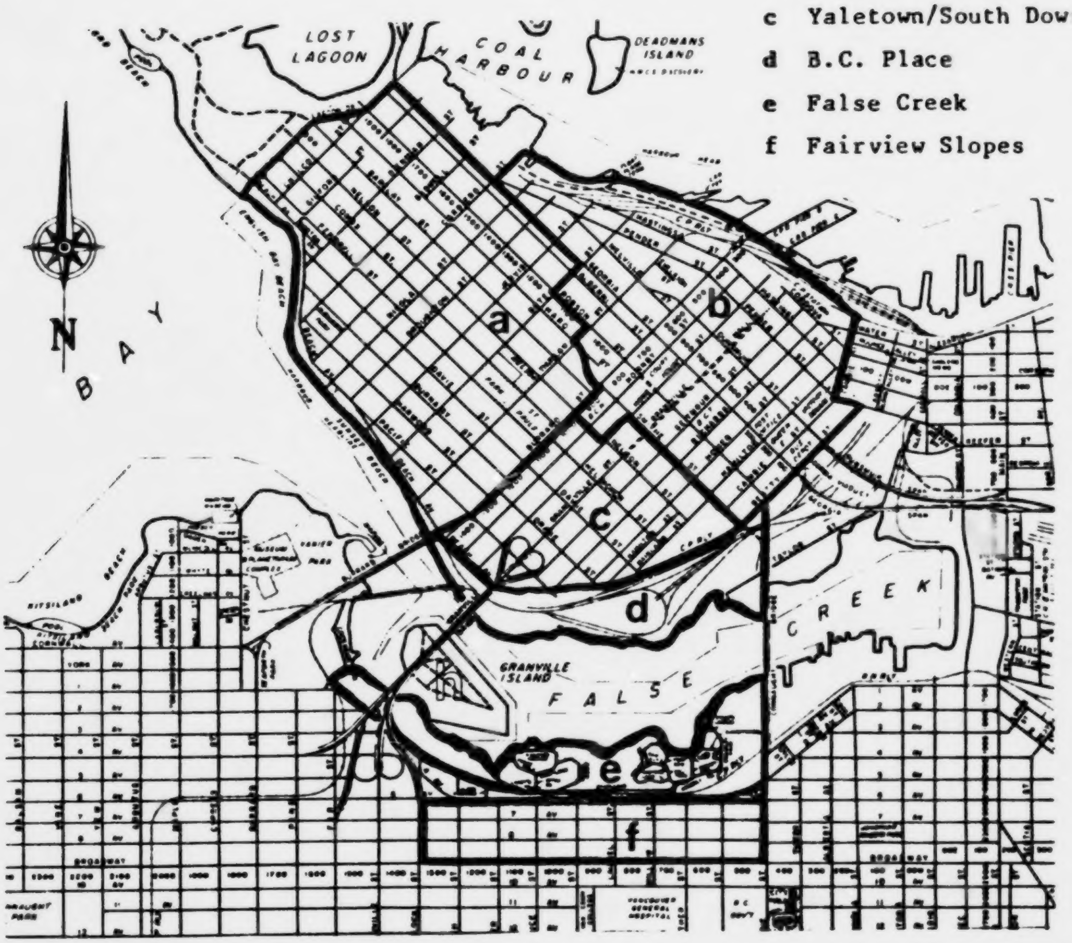
Section 3.0 is an analysis of the survey results while in Section 4.0 conclusions on the market for inner-city housing in Vancouver are presented.

1.3 Definitions

Inner-city: For the purpose of this study, the inner-city is defined to comprise the downtown peninsula plus the False Creek development and Fairview Slopes. Areas on the downtown peninsula include the downtown or central business district, the West End, Yaletown-South Downtown, and B.C. Place. These areas are shown on Map A.

MAP A: VANCOUVER INNER-CITY

a West End
b Downtown
c Yaletown/South Downtown
d B.C. Place
e False Creek
f Fairview Slopes



2.0 STUDY METHODOLOGY

2.1 Data Collection

2.1.1 Introduction

The data was collected by means of a self-administered mailed questionnaire. Copies of the questionnaires and covering letter are included as Appendices A, B, and C. The suburban questionnaire differs slightly from the inner-city through the exclusion of questions asking location of previous residence and whether the respondent lived in a suburban area within the previous five years. Also, some questions are worded slightly differently. The questionnaires were distributed on a household basis (i.e. one per household), with the head of the household as intended respondent. They were accompanied by stamped return envelopes.

2.1.2 Inner-city Sample

The population for the inner-city sample was all households within the area defined for the purpose of this study as the Vancouver inner-city. A systematic, stratified sample was drawn from this population, using Section 3 of the 1981 City of Vancouver City Directory[1] as the sample frame. Section 3 is organized by street name, listing the names of the occupants of every civic address. The sample was systematic in that every "nth" name was chosen from the list of names and addresses in the directory. The sample was stratified in that three samples were actually produced -- one each for the West End, False Creek, and Fairview Slopes.

The first step in producting the samples was to identify the approximate number of households in each of the three inner-city areas:

	# of Households, 1982[2]
West End	26,500
False Creek	1,400
Fairview Slopes	1,000

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[1] 1981 Vancouver, B.C. City Directory. B.C. Directories. R.L. Polk & Co. Ltd.: Vancouver, B.C.

[2] Estimated with assistance from the City of Vancouver Planning Department and the False Creek Development Group. Subsequent to these estimates having been made, the 1981 census figures became available (see Appendix D) indicating that the estimates were quite accurate.

Based on these estimates, every 30th name was drawn from the list of West End households in the city directory, while every other name was drawn from the lists of False Creek and Fairview Slopes households. This procedure was used so that samples of a similar size would result for each area. Based on a response rate of between 15% and 20%, close to 100 respondents were expected for each area, which would facilitate comparison between the results for the three areas.

The sampling procedure resulted in a list of households numbering approximately 860 for the West End, approximately 430 for False Creek, and only approximately 150 for Fairview Slopes. Evidently the estimated number of households in the West End was very close to the number listed in the directory while the estimated number of False Creek and Fairview Slopes households greatly exceeded the number in the directory. This was not surprising because of the new housing development in False Creek and Fairview Slopes shortly before, during, and after the data for the directory was collected.

To supplement the list of False Creek and Fairview Slopes households, these areas were surveyed on foot and, where new buildings were observed the names of the occupants were sampled on the same basis as from the directory (i.e. every other name). On these walks through False Creek and Fairview Slopes the list of names and addresses selected from the directory was checked for accuracy where possible. (Names and addressess were checked against those listed on apartment and townhouse intercom systems.) This was done because in the pre-test conducted in April 1982, approximately 7% of the questionnaires were returned undeliverable from these areas either because the addressee had moved, the building had been demolished, or for some other reason. This problem was particularly acute in

Fairview Slopes, which was undergoing considerable re-development. Names and addresses of the West End sample were not checked because with the large number of questionnaires mailed, it was anticipated that there would be a sufficient number of West End respondents, even if 7% were returned undeliverable. The size of the sample also made physical checking impractical.

The final number of questionnaires mailed to inner-city residents was 495 in False Creek, 200 in Fairview Slopes, and 858 in the West End.

2.1.3 Suburban Sample

The suburban sample was drawn from an area of Richmond thought to be characteristic of suburban metropolitan Vancouver. The area was comprised of two contiguous neighbourhoods called Broadmoor and South-central Richmond, which had a combined total of 6946 households in 1981, according to the City of Richmond Planning Department.[3] This area was chosen because:

a) it is located far enough from the inner-city (approximately 12 miles) that residents who value access to downtown might move to the inner-city to reduce commuting time;

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[3] South Central Richmond Neighbourhood Plan Summary and Broadmoor Neighbourhood Plan. Richmond Planning Department, 1981.

b) typical of the Vancouver suburbs, the majority of the housing in the area is single-family detached dwellings, however there are also some apartment buildings on the main thoroughfares;

c) it is not a newly developed residential area, therefore, not all of the residents will have just recently moved into their homes and so not be interested in moving.

The location of the suburban sample area in relation to the inner-city is shown on Map B. The suburban sample was drawn in the same manner as the inner-city sample. Every 14th name was selected from the suburban area households listed in the 1980-81 Lower Fraser Valley Directory.[4] This procedure was used to produce a sample of approximately 500 suburban households that would yield close to 100 respondents based on a response rate of between 15% and 20%. The result of this sampling procedure was a list of 487 suburban households.

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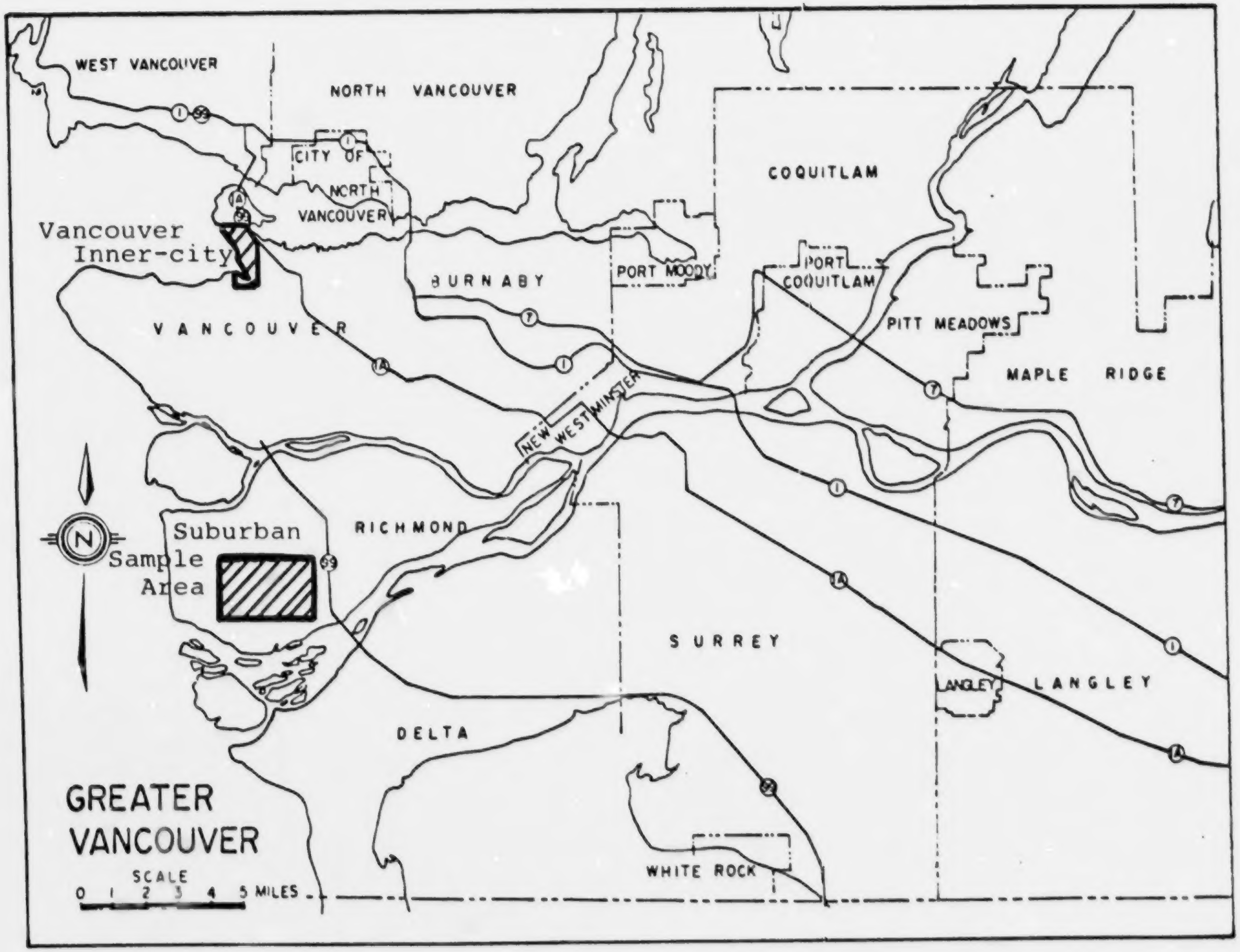
[4] Lower Fraser Valley Directory, 1980-81. B.C. Directories, R.L. Polk & Co. Ltd.: Vancouver, B.C.

MAP B: SUBURBAN SAMPLE AREA LOCATION



2.2 Survey Response

Table 2-1 summarizes the response to the questionnaire. Of the 2050 questionnaires mailed on May 15, 1982, 263 (12.8%) were completed and returned within 10 days. In addition, 148 questionnaires (7.0%) were undeliverable. To stimulate response, between May 26 and 31 telephone calls were placed to all of the remaining potential respondents. Two attempts were made to contact each potential respondent with the first call made between 6 and 10 p.m. and the second between noon and 6 p.m.

A number of the people contacted by telephone stated they had not received the questionnaire but would be interested in completing it. As a result, an additional 68 were mailed, raising the total number mailed to 2118. The telephoning appeared to have the desired effect. By June 6, the number of respondents had risen to 565, representing 26.7% of the questionnaires mailed.

The questionnaires continued to come in and by July 15, a total of 621 had been returned (492 inner-city, 129 suburban). Subtracting the incorrectly completed questionnaires (25), a total of 596 were used for the data analysis (469 inner-city, 127 suburban). Of the inner-city respondents 188 were from False Creek, 59 from Fairview Slopes, and 220 from the West End. There were also two inner-city respondents whose specific residential areas were undeterminable (they had removed the area code from their questionnaires).

Of the four sub-samples (False Creek, Fairview Slopes, West End and Richmond), False Creek had the highest response rate (37.2%) while the Richmond sub-sample

TABLE 2-1 : SUMMARY OF DATA COLLECTION

AREA:	Mailed May 15	Remailed as a result of Phone Calls	Total Mailed	Returned Undeliverable	RETURNS by May 25	by June 6	Final (July 15)	Unusable Returns	Total Usable Returns
False Creek	495	10	505	6 (1.2%)	87 (17.6%)	170 (33.7%)	193 (38.2%)	5	188 (37.2%)
Fairview Slopes	200	9	209	22 (10.5%)	27 (13.5%)	56 (26.8%)	65 (31.3%)	6	59 (28.2%)
West End	858	15	873	85 (9.7%)	101 (11.8%)	224 (25.7%)	232 (26.6%)	12	220 (25.2%)
Unknown[1]					1	2	2	0	2
Inner-city Totals	1553	34	1587	113 (7.1%)	216 (13.9%)	452 (28.5%)	492 (31.0%)	23	469 (29.6%)
Richmond	497	34	531	35 (6.6%)	47 (9.3%)	114 (21.5%)	129 (24.3%)	2	127 (23.9%)
GRAND TOTAL	2050	68	2118	148 (7.0%)	263 (12.8%)	566 (26.7%)	621 (29.3%)	25	596 (28.1%)

[1] Two inner-city respondents removed the area code from their questionnaires.

had the lowest (23.9%). The overall response rate for the three inner-city areas was 29.6%. A possible explanation for the relatively lower response rate from Richmond is that suburban residents do not have the vested interest in inner-city housing that inner-city residents have.

2.3 Data Analysis

2.3.1 General

The data from the questionnaires was coded and put onto computer tape. SPSS (Statistical Package for the Social Sciences) was used to analyse the data.

Most of the data analysis was based on simple frequency tables. However, in answering the question "who wants to live in the inner-city?" cross-tabulations were also used. In the sections that follow, details are provided on the data analysis used to answer each of the questions outlined as the study's objectives in the Introduction.

2.3.2 Who Wants to Live in the Inner-City?

In answering this question the first step was to identify the demographic and socio-economic characteristics of existing inner-city residents. Both census data and questionnaire survey results were used to accomplish this.

The specific demographic and socio-economic characteristics considered were as follows:

Demographic

- household size (number of persons per household)
- number of children per household
- age of adult household members

Socio-economic

- gross annual household income
- number of income earners per household
- occupation
- work location
- monthly household expenditure
- housing tenure
- area previously lived in.

The analysis in this section was done with reference to frequency tables (e.g. the percentage of households with one, two, three, and four or more persons were identified).

To identify who wants to continue living in the inner-city, respondents were asked if they expected to move from their current residences sometime in the future and if so, where they expected to move. Those who either did not expect to move or expected to move within the inner-city were considered to be representative of people who would continue living in the inner-city.

The characteristics of respondents who were likely to continue living in their current residences were identified by cross-tabulating the various demographic and socio-economic characteristics against whether or not the respondent expected to move. For example, the size of household was cross-tabulated against the expectation of moving. Then the percentage of households of one, two, three, and four or more persons who did not expect to move were compared. The same type of analysis was used to identify the characteristics of inner-city residents who expected to move within the inner-city.

Respondents were also asked if they would consider moving within the inner-city. The demographic and socio-economic characteristics of those who answered in the affirmative were then identified using the same type of analysis used to identify the characteristics of inner-city residents who expected to move within the inner-city.

It was originally intended to use the chi-square statistic to determine whether associations existed between household characteristics and the expectation of moving, the expectation of moving within the inner-city, and whether households would consider moving to or within the inner-city. However, some doubt arose as to the appropriateness of the chi-square test for this data. One problem often incurred was insufficient data (e.g. there were few inner-city households of three or more persons). This problem was particularly evident for characteristics that included many categories (e.g. occupation). Because of these difficulties, the chi-square test has not been used. It should be noted that in the analysis of results, instances where observations are based on a small number of cases have been pointed out.

All of the foregoing analyses were used to determine who wants to live in the inner-city; that is, the characteristics of the following respondents were considered:

a) those who currently live in the inner-city
b) those who do not expect to move from their current inner-city residences
c) those who expect to move within the inner-city or would consider doing so
d) those who expect to move to the inner-city or would consider doing so

2.3.3 Where Do People Want to Live in the Inner-city?

This question was answered in part by identifying the specific inner-city areas respondents either expected to move to or within or would consider moving to or within. Also considered were where in the inner-city suburban respondents would consider moving, the satisfaction level of existing inner-city residents with their areas, and the areas from which the smallest percentage of inner-city respondents wanted to move. Data analysis was based on simple frequency distributions. For example, the percentage of households who would consider moving to or within each of the inner-city areas were compared.

2.3.4 What Kind of Housing Do People Want to Occupy in the Inner-city?

The first step in answering this question was to identify the kind of housing currently occupied by inner-city residents. Then the kind of housing desired by those households surveyed who expected to move within the inner-city was identified. Again, data analysis was based on frequency distributions. For example, the number of households desiring rental housing was compared to the number desiring ownership or co-op housing. the dwelling unit characteristics considered were as follows:

- type (apartment, townhouse, etc.)
- size (number of bedrooms)
- amenities (private outdoor space, recreation facilities, reserved parking)
- tenure (rental, ownership, co-op)

2.3.5 How Much Are People Willing to Pay for Inner-city Housing?

This question was answered by asking the respondents who expected to move to or within the inner-city, how much they were willing to pay for inner-city housing. Again, the results were analysed using frequency comparisons.

2.3.6 Why Do People Want to Live in the Inner-city?

To determine why people want to live in the inner-city, respondents were asked to rate a set factors in determining where they currently lived as "essential", "very important", "important" or "not important". Also analysed were the reasons given by respondents who expected to move within the inner-city and by those who would consider moving to or within the inner-city. Again the analysis was based on simple frequency comparisons. For example, the percentage of households identifying each reason for moving to or within the inner-city were determined and compared.

3.0 ANALYSIS OF QUESTIONNAIRE RESULTS

In this chapter an analysis of the questionnaire survey results is presented in six sections:

3.1 Who Wants To Live in the Inner-city?
3.2 What Areas within the Inner-city Do People Want to Live in?
3.3 What Kind of Housing Do People Want to Occupy in the Inner-city?
3.4 How Much Are Households Willing to Pay for Inner-city Housing?
3.5 Why Do People Want to Live in the Inner-city?
3.6 Summary

3.1 Who Wants to Live in the Inner-city?

Several means were used to determine who wants to live in the inner-city. The first was to identify the characteristics of households who currently live there; the second, to identify the characteristics of households who want to continue living there; and the third, to identify the characteristics of suburban households who might move to the inner-city.

Households who expect to continue living in the inner-city are made up of:

a) inner-city households who do not expect to move from their current residences

b) inner-city households who expect to move within the inner-city.

Also described are the characteristics of inner-city households who would consider moving within the inner-city. Suburban households who might move to the inner-city are considered to be those who expect to move to the inner-city or would consider doing so.

Both demographic and socio-economic characteristics of households wanting to live in the inner-city are considered. The demographic characteristics include: household size, number of children, and age of adult members. Socio-economic characteristics include: household income, the number of income earners per household, the occupation of household members, their work location and mode of travel to work, tenure and monthly housing expenditure, and where they previously lived.

3.1.1 Current Inner-city Residents

a) Introduction

In this section the demographic and socio-economic characteristics of the current inner-city residents are described. So that distinctive characteristics of inner-city residents can be identified, they have been compared with the characteristics of a sample of suburban residents. 1981 census data is used to describe the demographic characteristics, however, the most recent census data available on socio-economic characteristics is for 1971. Because this data is so old, and is only available for the West End in any case (False Creek and Fairview Slopes being primarily non-residential areas in 1971), analysis of the socio-economic characteristics is based on the survey results. This appears to be justified given that there is a very close match between the 1981 census figures and the survey results on the demographic characteristics (see Table 3-1).

Note that on Table 3-1, two sets of survey results are presented for the total inner-city: a set of unweighted results and a set of weighted results. The unweighted results are arrived at simply by adding together the results for each of the areas comprising the inner-city. The problem with these results is that False Creek and Fairview Slopes households are over-represented in the total inner-city sample. While they comprise 40% and 13% respectively of the total inner-city respondents, they each comprise only approximately 4% of the total number of households in the inner-city according to the 1981 census. To produce figures that more accurately reflect the characteristics of inner-city households as a whole, the results for the West End, False Creek, and Fairview Slopes have been weighted by the proportion of

TABLE 3-1

TABLE 3-1: DEMOGRAPHIC CHARACTERISTICS OF CURRENT INNER-CITY HOUSEHOLDS[1]	WEST END		FALSE CREEK		FAIRVIEW[2] SLOPES		YALETOWN[3] S.DOWNTWN	INNER-CITY TOTAL			SUBURBAN SAMPLE		GVRD
	Survey	1981 Census	Survey	1981 Census	Survey	1981 Census	1981 Census	Unweighted Survey	Weighted[4] Survey	1981 Census	Survey	1981 Census	1981 Census
Household Size:[6]													
1 person	59%	68%	31%	38%	46%	52%	72%	46%	56%	66%	6%	11%	28%
2 persons	35	27	31	32	48	31	25	35	35	28	34	30	31
3 persons	5	4	20	15	3	10	2	11	6	4	26	20	15
4 persons or more	2	1	18	15	3	7	2	8	3	2	34	40	26
Average no. of persons	1.5	1.4	2.3	2.1	1.6	1.8	1.3	1.8	1.5	1.4	3.0	3.1	2.6
Total Respondents	218		182		59			461			127		
Number of Children:													
0 children	89%	93%	59%	61%	80%	83%	97%	76%	85%	92%	50%	40%	57%
1 child	10	5	21	20	17	10	2	15	11	6	21	21	17
2 children	1	1	14	15	3	5	1	6	2	2	21	27	17
3 or more children	1	--	7	4	0	2	0	3	1	1	9	12	9
Total Respondents	219		182		59			462			127		
Age of Adult Residents:[7]													
18 - 24 yrs.	8%	12%	3%	8%	10%	16%	11%	6%	8%	12%	2%	10%	13%
25 - 34 yrs.	33	32	25	32	47	38	22	32	33	32	25	26	25
35 - 44 yrs.	21	15	33	25	19	19	12	26	21	16	26	25	18
45 - 54 yrs.	20	11	23	11	22	10	15	21	20	11	34	15	14
55 - 64 yrs.		11		11		10	14			11		15	14
65 yrs. and older	17	19	17	12	2	8	26	15	16	18	12		
Average age of adults	42.7	42.6	44.5	41.7	37.1	38.1	46.5	42.6	41.7	42.5	45.6	42.5	41.4
Standard Deviation (yrs)	14.6	15.4	13.0	13.6	11.7	13.6	15.5	13.8	14.9	15.1	12.6	13.7	15.2
Total Respondents	213		182		59			458			126		

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1 Percentages are proportion of total households and columns may not total to 100% due to rounding. Missing cases are excluded in calculating the percentages for the survey results. 1981 census data is from Selected Population, Dwelling, Household, and Census Family Characteristics, 1981, Statistics Canada cat. 95-931.

2 The 1981 census figures for Fairview Slopes are for an area extending east to Main St., which is a larger area than that used for the survey. The difference should not significantly affect the results.

3 No questionnaires were distributed in Yaletown-S.Downtown.

4 To calculate the weighted inner-city results, the results for each inner-city area are multiplied by the proportion of total inner-city households each area represents, and then summed.

5 The survey and census area for the suburban sample are not exactly the same.

6 The survey results indicate a smaller proportion of 1-person, households, households with no children & 18-24 yr. old persons than does the census. The reason for this is likely a non-response systematic error. Census is based on a 100% sample, compared to a 10% survey sample at most.

7 The census figures are based on the population 20 years of age and over while the survey results are based on the percentage of respondents 18 years of age and older.

total inner-city households each area represents according to the 1981 census (.90, .04 and .04 respectively), and then summed.[5] The results are shown in the summary table as the "weighted survey results".

b) Demographic Characteristics

i) Household Size

The inner-city is populated primarily by small households. According to the 1981 census, 68% of inner-city households are one-person and the average household size is 1.4 persons. By way of comparison, in the suburban sample area only 11% of the households are one-person and 40% have four or more persons. The average household size is 3.1 persons for the suburban sample area and 2.6 persons for the GVRD as a whole.

There are differences between the inner-city areas: False Creek households are larger than West End or Fairview Slopes households with an average size of 2.1 persons compared to 1.4 for the West End, 1.8 for Fairview Slopes, and 1.3 for Yaletown-South Downtown. False Creek also has the lowest number of one-person households (38% compared to 72%, 68% and 52% respectively for Yaletown-South Downtown, the West End and Fairview Slopes) and the highest percentage of households with four or more persons. The smallest households are found in Yaletown-South Downtown and the West End.

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[5] Yaletown-South Downtown represents approximately 2% of the inner-city households; however, no questionnaires were distributed to this area. For more details on the weighting, see Appendix D. Source of census data: Statistics Canada, cat. 95-937, 1981. Selected Population, Dwelling, Household, and Census Family Characteristics.

ii) Number of Children per Household

Of inner-city households, 92% have no children compared to 40% of suburban households and 57% of households in the GVRD as a whole. There are again differences between the inner-city areas. In False Creek, 39% of the households have at least one child compared to 17%, 6% and 3% respectively of households in Fairview Slopes, the West End, and Yaletown-South Downtown. It is evident from these results that False Creek households are more likely to include children than other inner-city households. Even in False Creek, however, the majority of the households (61%) have no children.

iii) Population Distribution of Adult Residents

The largest age cohort of adult inner-city residents is persons 25 to 34 years, comprising 32% of adult inner-city residents. There is also a significant proportion of the inner-city adult population over 65 years (18%) and 35 to 44 years (16%).

The inner-city population differs from the suburban population in that it has a greater proportion of seniors (65 years and over). Also, although the 25 to 34 years cohort is the largest for both the suburban and inner-city populations, it is larger in the inner-city.

Again there are differences between the inner-city areas. Yaletown-South Downtown and the West End have a large proportion of adult residents 65 years of age or older (26% for Yaletown-South Downtown and 19% for the West End compared to 12% and 8% for False Creek and Fairview Slopes respectively). The largest age cohort for the West End, False Creek and Fairview Slopes is the 25 to 34 years group. However, Fairview Slopes has a larger percentage of its adult population in this group than the other areas (38% compared to 32%). It also has a higher percentage of its population in the 18 to 24 years cohort. Not surprisingly the average age of adult residents in Fairview Slopes is lower than for the other areas (38.1 years compared to 42.6 for the West End, 41.7 for False Creek, and 46.5 for Yaletown-South Downtown).

c) Socio-Economic Characteristics[6]

i) Gross Annual Household Income

The average income for inner-city households surveyed was lower than that of the suburban households ($28,200 p.a. compared to $39,600 p.a.); and over 35% of the inner-city households had gross annual incomes of less than $20,000 compared to only 13% of the suburban sample (See Table 3-2).

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[6] Note that percentage figures for the total inner-city in this section are the weighted figures.

TABLE 3-2: GROSS ANNUAL HOUSEHOLD INCOME OF SURVEY RESPONDENTS[1]

	WEST END	FALSE CREEK	FAIRVIEW SLOPES	INNER-CITY TOTAL		SUBURBAN SAMPLE
				Unweighted	Weighted	
Gross Annual Household Income (1982):						
Less than $20,000	38%	29%	22%	32%	36%	13%
$20,000 - $24,999	20	15	7	16	19	9
$25,000 - $29,999	11	11	17	12	11	8
$30,000 - $34,999	8	11	14	10	8	11
$35,000 - $39,999	7	8	7	7	7	9
$40,000 - $49,999	8	8	7	8	8	24
$50,000 - $59,999	3 } 15	7 } 28	9 } 33	5 } 22	3 } 16	12 } 50
$60,000 or more	4	13	17	9	5	14
Mean Gross Annual Household Income	$28,200	$33,400	$36,000	$31,400	$28,200	$39,600
Standard Deviation	$11,200	$14,500	$15,000	$13,500	$11,300	$13,800
95% Confidence Interval	$17,000 -39,400	$18,900 -47,900	$21,000 -51,000	$17,500 -44,900	$16,900 -39,500	$25,800 -56,500
Median	$22,500	$27,500	$32,500	$27,500	$22,700	$37,600
Number of Cases (N)	213	172	58	434	434	114

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[1] Percentages are adjusted figures (i.e. exclude missing cases). They may not total to 100% due to rounding.

Approximately half the inner-city households surveyed had annual incomes less than $25,000 compared to 22% of the suburban households. Relatively few inner-city households had high incomes ($60,000 or more p.a.): 5% compared to 14% of the suburban households. The difference between inner-city and suburban households is even more obvious if upper-income households are considered to be those with gross annual incomes of at least $40,000; 50% of the suburban households were in this category compared to only 16% of the inner-city sample.

A relatively large percentage of inner-city households surveyed had what could be considered middle-incomes; 45% had annual incomes between $20,000 and $39,999, and 26% between $25,000 and $39,999. The percentage of suburban households with incomes in the $20,000 -$39,999 range was 37%, with 28% in the $25,000 -$39,999 range.

Considerable differences existed between the areas comprising the inner-city. On average, of the households surveyed Fairview Slopes had the highest gross annual income ($36,000), while the West End households had the lowest ($28,200), with False Creek falling in between ($33,400). Fairview Slopes had the largest percentage of households with high gross annual incomes; 17% had incomes of $60,000 or more (compared to 13% for False Creek and only 4% for the West End), and 33% had incomes of $40,000 or more (compared to 28% for False Creek and 15% for the West End). The West End was the area with the largest percentage of low-income households; 38% had incomes of less than $20,000 compared to 29% for False Creek and 22% for Fairview Slopes. Households with incomes of less than $25,000 comprised 58% of the West End households surveyed compared to 44% for False Creek and 29% for Fairview Slopes.

With respect to middle-income, all three areas had a large and approximately equal percentage of households surveyed in the $20,000 to $39,999 range (45%); however, the proportion of households in the $25,000 - $39,999 range was higher in Fairview Slopes than in False Creek or the West End (38% compared to 30% and 26% respectively).

ii) Number of Income Earners per Household

Most of the inner-city households surveyed had only one income earner, whereas for the suburban sample, two-income households were the most common (see Table 3-3). This difference is not surprising given that the majority of inner-city households are one-person households, in contrast to the small proportion of suburban households so comprised. When only households of two or more persons were considered, the number of income earners per household was similar for the inner-city and suburban samples (approximately 50% in both areas).

A comparison of the three inner-city areas surveyed revealed that the West End had a larger proportion of one-income-earner households than False Creek or Fairview Slopes (77% compared to 56% and 61% respectively). The West End also had the smallest average number of income-earners per household (1.25 compared to 1.36 for False Creek and 1.32 for Fairview Slopes). Again, this is not surprising since the West End has a larger proportion of one-person households than False Creek and Fairview Slopes.

TABLE 3-3: NUMBER OF INCOME EARNERS IN SURVEY RESPONDENTS' HOUSEHOLDS

NUMBER OF INCOME EARNERS	WEST END	FALSE CREEK	FAIRVIEW SLOPES	INNER-CITY TOTAL		SUBURBAN SAMPLE
				Unweighted	Weighted	
All Households:						
Households with 0	0%	6%	3%	3%	0	4%
" " 1	77	56	61	66	74%	44
" " 2	22	35	34	28	23	46
" " 3 or more	1	4	0	2	1	5
Mean	1.25	1.36	1.32	1.30	1.26	1.57
Standard Deviation	.46	.65	.54	.56	.46	.75
Number of Cases (N)	216	185	59	462	462	126
Households of Two[2] or more persons:						
Households with 0	0	5%	3%	3%	1%	3%
" " 1	44%	40	31	41	42	42
" " 2	52	50	66	53	52	49
" " 3 or more	2	5	0	3	2	7
Mean	1.57	1.55	1,64	1.56	1.57	1.60
Standard Deviation	.54	.67	.54	.61	.56	.66
N	89	125	32	247	246	118

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[1] Percentages are adjusted figures (i.e. exclude missing cases). They may not total to 100% due to rounding.

[2] For the weighted inner-city total, West End, False Creek and Fairview Slopes results are weighted by the percentage of total households with two or more persons each area represents (84%, 8% and 6% respectively).

When only households of two or more persons were considered, there was little difference between the West End and False Creek in terms of number of income earners per household (approximately 50% for each), however, Fairview Slopes did have a larger proportion (66%), and a higher average number of income earners per household.

iii) Occupation of Income Earners

Persons living in the inner-city fell into several major employment categories in the survey results: professional-technical, clerical, manager-proprietor-administrator, sales, service, and retired. Table 3-4 shows the percentage of households surveyed whose primary (highest) and secondary income earners were in each of these categories. Together these categories comprised at least 80% of both the primary and secondary income earners. Not shown in Table 3-4 is the very small proportion of households whose income earners were employed in the following categories: agriculture-fishing-mining, manufacturing, construction, transportation-communications, materials handling, unemployed, student, other.

The largest percentage of primary income earners in the inner-city were employed as professional-technical workers (23%), followed by retired persons (17%). There was also a relatively large percentage whose primary income earners were clerical workers (13%) or manager-proprietor-administrators (13%).

Although the largest proportion of primary income earners in all three inner-city areas were professional-technical workers, the highest propor-

TABLE 3-4: OCCUPATION OF SURVEY HOUSEHOLDS' INCOME EARNERS[1]

	WEST END	FALSE CREEK	FAIRVIEW SLOPES	INNER-CITY TOTAL		SUBURBAN SAMPLE
				Unweighted	Weighted	
Household's Highest Income Earner:						
Professional-Technical	22%	33%	47%	29%	23%	19%
Clerical	14	8	7	11	13	3
Manager/Proprietor/Adminis.	13	21	14	16	13	24
Sales	7	8	12	8	7	13
Service Worker	8	3	2	5	7	7
Retired	18	15	0	14	17	7
Sub-Total	82%	88%	81%	83%	80%	73%
N	213	174	58	447	447	119
Household's Second Income Earner:						
Professional-Technical	18	41	30	31	19	17
Clerical	31	13	20	20	29	28
Manager/Proprietor/Adminis.	10	7	10	9	10	15
Sales	6	10	10	9	6	9
Service Worker	10	6	15	9	10	6
Retired	8	7	0	6	7	6
Sub-Total	83%	84%	85%	84%	81%	81%
N	49	71	20	140	140	65

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[1] Percentages are adjusted figures (i.e. exclude missing cases). Not shown are the employment categories representing only a very small percentage of inner-city residents (e.g. manufacturing and agricultural workers).

tion of households in this category were in Fairview Slopes (47%), followed by False Creek (33%) and the West End (22%). The West End had a larger proportion of primary income earners who were clerical workers than in the other areas (14% compared to 8% for False Creek and 7% for Fairview Slopes).

Of note is the difference between the three areas in the percentage of retired primary income earners. The West End and False Creek had a relatively large proportion (18% and 15% respectively) while Fairview Slopes had none. Similarly, 8% and 7% of second income earners in the West End and False Creek respectively were retired compared to zero in Fairview Slopes.

There was a considerable difference between West End households and other inner-city households in terms of occupation of second income earners. In West End households, most second income earners were clerical workers, whereas for False Creek and Fairview Slopes, most second income-earners were professional-technical workers.

The type of employment of inner-city respondents differed from suburban respondents in that there was a higher percentage of suburban respondents in the manager-proprietor-administrator category and a lower percentage in the professional-technical group. Also, a larger percentage of primary income earners in the inner-city were clerical workers. In percentage terms, there were also more retired persons living in the inner-city than in the suburbs. This applied for both primary and secondary income earners.

iv) Work Location

As shown on Table 3-5, in 45% of the total inner-city households surveyed, the highest income earner worked downtown. Similarly, in 43% of the inner-city households surveyed with a second income earner, that income earner worked downtown. The table also shows that a large percentage of households had income earners working somewhere in the City of Vancouver but outside the inner-city.

The greatest proportion of West End income earners worked in the downtown area, in contrast to False Creek and Fairview Slopes where the greatest proportion worked somewhere in the City of Vancouver outside of the inner-city. However, downtown was the second most common work location for Fairview Slopes income earners as a whole and for primary income earners from False Creek. The second most common work location for second income earners from False Creek was somewhere in the GVRD outside the City of Vancouver, although a relatively large proportion (23%) worked downtown.

Included on Table 3-5 are the results of the Vischer-Skaburskis study of False Creek[7] with respect to work location of residents. That study also found that the largest proportion of False Creek primary income earners worked within the City of Vancouver but outside the downtown, and that the second largest proportion worked in downtown.

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[7] Vischer-Skaburskis Planners, 1980. False Creek Post Occupancy Evaluation, CMHC.

TABLE 3-5: WORK LOCATION & MODE OF TRAVEL TO WORK OF SURVEYED HOUSEHOLDS' INCOME EARNERS[1]

	WEST END	FALSE CREEK	V-S[2] STUDY	FAIRVIEW SLOPES	INNER-CITY TOTAL		SUBURBAN SAMPLE
					Unweighted	Weighted	
WORK LOCATION							
Highest (Primary) Income Earner							
Downtown	47%	33%	28%	34%	40%	45%	23%
Elsewhere in Inner-city	7	1	54	4	5	6	1
Elsewhere in city of Vanc.	21	38		43	31	22	21
Elsewhere in GVRD	17	18	18	14	17	17	38
Other	8	9	--	5	8	8	18
Number of Cases (N)	175	138	--	56	386	386	112
Second Income Earner:							
Downtown	46%	23%	--	29%	32%	43%	16%
Elsewhere in Inner-city	13	0	--	5	5	12	3
Elsewhere in city of Vanc.	26	48	--	57	42	28	15
Elsewhere in GVRD	11	24	--	10	17	11	54
Other	4	5	--	0	4	4	12
N	46	62	--	21	129	129	61
MODE OF TRAVEL TO WORK							
Highest Income Earner:							
By Car	41%	59%	68%	60%	51%	42%	87%
By Bus	21	19	17	18	20	20	6
Walk	25	11	14	14	18	23	1
Other (bicycle, taxi, etc.)	6	4	2	4	5	6	5
Bus and Walk	6	5	--	5	6	6	0
N	176	143	--	57	378	378	111
Second Income Earner:							
By Car	37%	60%	--	62%	52%	38%	82%
By Bus	24	23	--	29	24	24	12
Walk	28	14	--	5	17	26	3
Other (bicycle, taxi, etc.)	2	0	--	5	2	2	3
Bus and Walk	7	2	--	0	3	6	0
N	46	65	--	21	132	132	60

[1] Percentages are adjusted figures (i.e. exclude missing cases). They may not total to 100% due to rounding.

[2] Vischer-Skaburskis Planners, 1980. False Creek Post Occupancy Evaluation, CMHC, Ottawa.

The work location of inner-city income earners differed from suburban income earners in that far fewer suburban income earners worked in downtown Vancouver or even in other locations within the City of Vancouver. The largest percentage of suburban income earners worked within the Greater Vancouver area but outside of the City of Vancouver.

v) Mode of Travel to Work

The mode of travel to work by inner-city respondents was primarily by one of the following means: car, bus, or walking. While the largest proportion travelled to work by car (42% of primary income earners, 38% of secondary income earners), approximately 20% travelled by bus, while a slightly greater percentage walked (see Table 3-5). In contrast, the suburban respondents travelled to work almost exclusively by car (87% of primary income earners, 82% of secondary income earners).

Comparing the inner-city areas revealed that a smaller proportion of West End income earners travelled to work by car than income earners from False Creek and Fairview Slopes. On a percentage basis, more West End income earners walked to work. These results were not surprising considering the work location of inner-city respondents; the largest proportion of West End income earners worked within the inner-city area (including downtown), which is in close proximity to their residences. The work locations for False Creek and Fairview Slopes respondents were more widely distributed. The Vischer-Skaburskis False Creek Post-Occupancy Evaluation (1980) findings with respect to mode of travel to work, support the current study.

vi) Housing Expenditure[8]

The mean monthly housing expenditure of the inner-city households surveyed was $435, considerably less than the average for the suburban respondents of $660. As shown on Table 3-6, the largest percentage of both inner-city and suburban respondents spent between $200 and $499 per month on housing; however, the proportion of inner-city respondents in this category was much larger (70% compared to 35%). The distribution of housing expenditures among the suburban respondents was much wider than for the total inner-city sample.

Housing expenditures of West End respondents were significantly different than those of False Creek and Fairview Slopes respondents. Although the largest proportion of respondents from all three areas spent between $200 and $499 per month, the West End had the largest proportion in this category (74% compared to 45% for False Creek and 40% for Fairview Slopes). The West End also had the lowest average expenditure ($425 compared to $575 and $585 for False Creek and Fairview Slopes respectively). Contrary to expectations, False Creek and Fairview Slopes respondents were very similar in their housing expenditures with the average expenditure (and standard deviation) for the two areas almost identical.

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[8] The household expenditure figures may be understated. They are supposed to be inclusive of the monthly rent or mortgage payment plus the cost of heating, lights, taxes, and maintenance; however, it was not made explicitly clear to respondents that their rent or mortgage payment was to be included. It appears, given the relatively high levels of expenditure reported, that most, if not all, understood the question in its intended form (see question 30 of questionnaire).

TABLE 3-6: MONTHLY HOUSING EXPENDITURE BY SURVEYED HOUSEHOLDS[1]

	WEST END	FALSE CREEK	FAIRVIEW SLOPES	INNER-CITY TOTAL Unweighted	INNER-CITY TOTAL Weighted	SUBURBAN SAMPLE
Monthly Housing Expenditure						
Less than $200	7%	5%	9%	6%	7%	8%
$200 - $499	74	45	40	57	70	35
$500 - $699	11	29	22	20	12	15
$700 - $999	4	10	19	8	5	26
$1000 - $1499	2	7 21	9 28	5	2	12
$1500 or more	1	4	2	3	1	4
Mean	$425	$575	$585	$505	$435	$660
Standard Deviation	$220	$325	$320	$290	$225	$365
Number of Respondents	215	183	59	458	458	126

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[1] Percentages are the proportion total households in each category. They are adjusted figures (i.e. exclude missing cases) and may not total to 100% due to rounding. The mean monthly housing expenditure is rounded to the nearest $5.

vii) Tenure of Housing

By far the largest percentage of inner-city households surveyed were in rental units (84% compared to 17% of the suburban sample). However, there were significant differences in the areas comprising the inner-city. As shown in Table 3-7, the large majority of West End respondents were renters (89%), as were most Fairview Slopes respondents (76%). Fairview Slopes differed from the West End in that there was a larger percentage of owner-occupiers (24% compared to 9% for the West End). False Creek differed from both the West End and Fairview Slopes in that approximately one-third of the respondents were renters (38%), one-third owner-occupiers (28%) and one-third co-op residents (33%).

viii) Location of Previous Residence

To get some idea of the locational origins of inner-city residents, the respondents were asked:

1) the location of their previous residence
2) whether they had lived in a suburban area within the previous five years.

As shown on Table 3-8, the largest percentage of respondents previously lived in another residence in Vancouver's inner-city (43%), with the second largest percentage having lived elsewhere in the Vancouver region (30%).

There were considerable differences between the West End and the other two inner-city areas. The largest percentage of West End respondents previously lived in another residence in the inner-city whereas the majority

TABLE 3-7: TENURE OF SURVEYED HOUSEHOLDS[1]

	WEST END	FALSE CREEK	FAIRVIEW SLOPES	INNER-CITY TOTAL		SUBURBAN SAMPLE
				Unweighted	Weighted	
Tenure:						
Rental	89%	38%	76%	67%	84%	17%
Ownership	9	28	24	19	10	83
Co-op	2	33	0	14	3	0
Number of Respondents	215	183	59	458	458	126

---

[1] Percentages are the proportion of total households in each category. They are adjusted figures (i.e. exclude missing cases) and may not total to 100% due to rounding. 1981 Census information is available on housing tenure; however, little reliability can be placed in these figures in areas where there are co-op residences (e.g. False Creek). Census respondents were instructed to consider themselves as "renters" if they lived in co-ops. Census results indicate that many co-op residents considered themselves as "owners". The survey and Census results on tenure are very close in areas where there are no or few co-ops (e.g. West End, Fairview Slopes, suburban sample). The distribution by tenure in False Creek is consistent with the development objectives for the area.

TABLE 3-8: LOCATION OF PREVIOUS RESIDENCE OF SURVEYED HOUSEHOLDS[1]

	WEST END	FALSE CREEK	FAIRVIEW SLOPES	INNER-CITY TOTAL	
				Unweighted	Weighted
Location of Previous Residence:					
Vancouver inner-city	46%	28%	19%	33%	43%
Elsewhere in Vancouver Region	28	53	50	41	30
Sub-Total	74	81	69	74	73
Inner-city of some other city	12	5	9	9	11
Suburbs " " " "	9	9	14	9	9
Unspecified area " "	0	0	3	1	0
Sub-Total	21	14	26	19	20
Rural area or town	6	5	5	5	6
N	204	178	58	442	442
Lived in suburbs in previous 5 years					
Yes	37%	40%	58%	41%	37%
No	63	60	42	59	61
N	208	176	59	444	444

---

1 Percentages are adjusted figures (i.e.exclude missing cases) and may not total to 100% due to rounding

of False Creek and Fairview Slopes respondents previously lived somewhere in the Vancouver region outside the inner-city.

This difference may be attributed to the West End having been an established residential area for a much longer time period that the other two areas. The results of this and other studies indicate that a large percentage of moves are made within an area (i.e. not from one area to another); it follows that much more of this type of movement is likely to have occurred in an established area than in one newly developed.

The previous residences of approximately 75% of the inner-city households surveyed were located within the Vancouver area. Fairview Slopes was the inner-city area with the largest number of households previously having lived outside the Vancouver region, 26% compared to 21% for the West End and only 14% for False Creek. Most households which had moved to Fairview Slopes from another city had been residents of the suburbs in their previous city while the majority of those moving to the West End from another city had had their previous residences in the inner-city.

When asked if they had lived in a suburban area within the previous five years, approximately 60% of the respondents replied that they had not, which is in accordance with the results to the previous question. The only area where a majority of the respondents had lived in the suburbs within the previous five years was Fairview Slopes. Of the False Creek households, 60% said they had not lived in the suburbs within the previous five years although, a large percentage (53%) said their previous residence had been located within the Vancouver region outside the inner-city. One of the reasons for this is that a large proportion of False Creek residents previously lived within the City of Vancouver but outside the inner-city (Vischer-Skaburskis, 1980). It is likely that these respondents did not consider their previous residences to be located in the suburbs.

3.1.2 Inner-city Residents Not Expecting to Move

a) Introduction

Approximately one-third of the inner-city respondents did not expect to move from their current residences in the foreseeable future. By way of comparison, approximately 44% of the suburban respondents did not expect to move (see Table 3-9).

There were significant differences between the areas comprising the inner-city in this respect. More than 50% of the False Creek respondents did not expect to move compared to approximately 30% of the respondents in the West End and only 12% in Fairview Slopes.

In this section, the characteristics of West End and False Creek respondents not expecting to move from their current residences are identified and compared with the characteristics of suburban respondents not expecting to move, so that any distinguishing characteristics may be identified. Because only 12% of the Fairview Slopes respondents fell into this category, few meaningful observations can be made; therefore, Fairview Slopes respondents are not discussed in this section.

b) Demographic Characteristics

i) Household Size

Of the households surveyed, one-person households were less likely to move from their current residences than households of two or more persons. This was particularly true of False Creek; as shown on Table 3-10, 70% of the

TABLE 3-9: RESPONDENTS' EXPECTATIONS OF MOVING FROM CURRENT RESIDENCES[1]

	WEST END	FALSE CREEK	FAIRVIEW SLOPES	INNER-CITY TOTAL		SUBURBAN SAMPLE
				Unweighted	Weighted	
Expect to move from current Residence:						
Yes	69%	45%	88%	62%	67%	56%
No	30	52	12	37	30	44
No Answer	1	3	0	2	3	0
Number of Cases (N)	220	188	59	469	469	127

---

[1] Columns may not total to 100% due to rounding.

TABLE 3-10: CROSS-TABULATION OF HOUSEHOLD SIZE WITH EXPECTATION OF MOVING[1]

	EXPECT TO MOVE											
	WEST END				FALSE CREEK				SUBURBAN SAMPLE			
	YES		NO		YES		NO		YES		NO	
	N	%	N	%	N	%	N	%	N	%	N	%
No. of persons per household:												
1 person	86	68	40	32	17	30	40	70	2	25	6	75
2 persons	54	71	22	29	28	53	25	47	27	63	16	37
3 persons	9	82	2	18	20	56	16	44	20	61	13	39
4 persons or more	2	67	1	33	17	55	14	45	22	51	21	49
Total	151		65		82		95		71		56	
% of Total Households	70%		30%		46%		54%		56%		44%	

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[1] Percentages are adjusted figures (i.e. exclude missing cases) and may not total to 100% due to rounding.

one-person households in False Creek did not expect to move compared to approximately 45% of other False Creek households.

ii) Number of Children per Household

Childless households were less likely to move than households with children (the proportion of inner-city households with children was small -- see Appendix E).

iii) Age of Respondents

For West End respondents the likelihood of moving decreased with age, with 18-24 year olds being the most likely to move and persons 65 years of age and older being the least likely. Of respondents 18-24 years, 12% did not expect to move compared to 64% of respondents 65 years of age and older and 29% of the West End respondents regardless of age (see Table 3-11).

False Creek respondents were similar to those from the West End in that a disproportionately large number of elderly residents did not expect to move; 82% of False Creek respondents 65 years and older did not expect to move compared to 53% of the False Creek respondents regardless of age.

Inner-city respondents differed from suburban respondents in that a relatively smaller proportion of elderly suburban respondents did not expect to move from their current residences (56% compared to 64% and 82% respectively of West End and False Creek respondents).

TABLE 3-11: CROSS-TABULATION OF RESPONDENTS' AGE WITH EXPECTATIONS OF MOVING[1]

	EXPECT TO MOVE											
	WEST END				FALSE CREEK				SUBURBAN SAMPLE			
	YES		NO		YES		NO		YES		NO	
	N	%	N	%	N	%	N	%	N	%	N	%
Age:												
18-24 yrs.[2]	15	88	2	12	2	40	3	60	1	50	1	50
25-34 yrs.	63	89	8	11	26	58	19	42	24	77	7	23
35-44 yrs.	34	76	11	24	32	55	27	45	15	46	18	55
45-64 yrs.	25	59	17	41	17	44	22	56	22	51	21	49
65 or older	14	36	25	64	5	18	23	82	7	44	9	56
Total	151		63		82		94		69		56	
% of Total Households	71%		29%		47%		53%		55%		45%	

[1] Percentages are adjusted figures (i.e. exclude missing cases) and may not total to 100% due to rounding.

[2] There were only 5 False Creek respondents in the 18-24 yr. age category, and only 2 suburban respondents in the 18-24 yr. category.

c) Socio-economic Characteristics

i) Gross Annual Household Income

Low-income inner-city households surveyed were less likely to move than middle or high-income households. Approximately 80% of False Creek respondents with gross annual household incomes of less than $20,000 did not expect to move compared to 44% of households with incomes of $25,000 - $39,999 and 40% of households with incomes of $40,000 or more (see Table 3-12).

Results for the West End show the same trend; 35% of the respondents with gross annual household incomes less than $20,000 did not expect to move from their current residences compared to 21% of households with incomes of $25,000 -$39,999 and 13% of households with incomes of $40,000 or more.

Household income did not appear to be a factor in determining whether or not suburban respondents expected to move. Close to 45% did not expect to move regardless of income.

ii) Number of Income Earners per Household

The number of income earners per household was a significant factor in determining whether or not False Creek households expected to move, with the likelihood of moving increasing with the number of income earners (see Table 3-13). Of households with no income earners, 90% did not expect to move, compared to 57% of one-income-earner households and 41% of households with two or more income earners.

TABLE 3-12: CROSS-TABULATION OF GROSS ANNUAL HOUSEHOLD INCOME WITH EXPECTATION OF MOVING[1]

	EXPECT TO MOVE											
	WEST END				FALSE CREEK				SUBURBAN SAMPLE			
	YES		NO		YES		NO		YES		NO	
	N	%	N	%	N	%	N	%	N	%	N	%
Household Income:												
Less than $20,000	50	65	27	35	10	20	39	80	8	53	7	47
$20,000 - $24,999	28	68	13	32	14	54	12	46	7	70	3	30
$25,000 - $39,999	42	79	11	21	27	56	21	44	18	56	14	44
$40,000 or more	26	87	4	13	27	60	18	40	32	56	25	44
Total	146		55		78		90		65		49	
% of Total Households	73%		27%		46%		54%		57%		43%	

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[1] Percentages are adjusted figures (i.e. exclude missing cases) and may not total to 100% due to rounding.

TABLE 3-13: CROSS-TABULATION OF NUMBER OF INCOME EARNERS WITH EXPECTATION OF MOVING[1]

	EXPECT TO MOVE											
	WEST END				FALSE CREEK				SUBURBAN SAMPLE			
	YES		NO		YES		NO		YES		NO	
	N	%	N	%	N	%	N	%	N	%	N	%
No. of Income Earners[2]:												
0	0	0	0	0	1	9	10	90	1	20	4	80
1	110	67	54	33	43	43	58	57	33	60	22	40
2 or more	40	80	10	20	40	59	28	41	36	55	30	46
Total	150		64		84		96		70		56	
% of Total Households	70%		30%		47%		53%		56%		44%	

[1] Percentages are adjusted figures (i.e. exclude missing cases) and may not total to 100% due to rounding.

[2] None of the West End respondents and only 5 of the suburban respondents stated that there were no income earner in their households.

In the West End, a larger proportion of one-income-earner households than those with two or more income earners did not expect to move (33% compared to 20%). There were no households with no income earners in the West End.

Just as income had no bearing on the expectation of moving for the suburban sample, neither did the number of income earners per household.

iii) Occupation of Income Earners

Type of employment had little bearing among the households surveyed on the expectation of moving except that inner-city households with retired primary income earners were less likely to expect to move than other households (see Appendix F). In the West End, 62% of the households with a retired primary income earner did not expect to move compared to 29% of West End households regardless of the employment status of the primary income earner. In False Creek, 76% of households with a retired primary income earner did not expect to move compared to 51% of the households regardless of the primary income earner's employment status.

The employment status of the primary income earner for the suburban sample appears to have had little bearing on the expectation of moving; of the eight retired income earners, four expected to move, while 44% of the households expected to move regardless of the primary income earner's employment status.

iv) Work Location

Inner-city households in which the primary income earner worked outside the City of Vancouver were more likely to expect to move than households where the primary income earner worked within the city. Approximately 24% of the surveyed West End households with primary income earners working within the city did not expect to move compared to only 7% of households where the primary income earner worked outside the city. Of False Creek households in which the primary income earner worked within the city, approximately 50% did not expect to move compared to 29% of households in which the primary income earner worked outside the city (see Table 3-14).

Similarly, a larger percentage of inner-city households expected to move when the second income earner worked outside the City of Vancouver.

The work location of suburban respondents did not appear to affect their expectation of moving.

v) Mode of Travel to Work

There was no association between mode of travel to work and expectation of moving for any of the areas (see Appendix G).

vi) Monthly Housing Expenditure

Inner-city respondents with a low monthly housing expenditure were less likely to expect to move than other inner-city respondents (see Appendix H). 60% of West End respondents from households with monthly housing

TABLE 3-14: CROSS-TABULATION OF WORK LOCATION OF THE HOUSEHOLD'S HIGHEST INCOME EARNER WITH EXPECTATION OF MOVING[1]

	EXPECT TO MOVE											
	WEST END				FALSE CREEK				SUBURBAN SAMPLE			
	YES		NO		YES		NO		YES		NO	
	N	%	N	%	N	%	N	%	N	%	N	%
Work Location of Highest Income Earner:												
Within inner-city	74	79 }76	20	21 }24	22	48 }50	24	52 }50	13	48 }52	14	52 }48
Elsewhere in the city	26	70	11	30	27	53	24	47	13	57	10	44
Elsewhere in the GVRD	27	93	2	7	17	71	7	29	23	55	19	45
Other	8	57	6	43	8	62	5	39	15	75	5	25
Total	135		39		74		60		64		48	
% of Total Households	78%		22%		55%		45%		57%		43%	

---

[1] Percentages are adjusted figures (i.e. exclude missing cases) and may not total to 100% due to rounding.

costs of less than $200 did not expect to move compared to 28% for West End households regardless of housing expenditure. Similarly, 89% of False Creek residents with a monthly housing cost less than $200 did not expect to move compared to 54% for area respondents regardless of housing cost.

Inner-city respondents were no different than suburban respondents in this respect; 70% of suburban respondents with monthly housing expenditures less than $200 did not expect to move compared to 42% of suburban respondents in total.

vii) Tenure of Housing

As shown on Table 3-15, inner-city respondents living in co-ops were the least likely to expect to move; all five West End respondents and 63% of the False Creek respondents living in co-ops did not expect to move. By way of comparison, approximately 30% and 83% respectively of West End and False Creek respondents regardless of type of tenure did not expect to move from their current residences.

Owner-occupiers in the West End were less likely to move than renters (58% compared to 25%). West End and suburban respondents were similar in this regard. Only 29% of suburban renters did not expect to move compared to 47% of suburban owner-occupiers. For the False Creek area, there was little difference between owners and renters (approximately 50% of both groups did not expect to move).

TABLE 3-15: CROSS-TABULATION OF TENURE AND EXPECTATION OF MOVING[1]

	EXPECT TO MOVE											
	WEST END				FALSE CREEK				SUBURBAN SAMPLE			
	YES		NO		YES		NO		YES		NO	
	N	%	N	%	N	%	N	%	N	%	N	%
Tenure:												
Rental	142	75	48	25	35	52	33	49	15	71	6	29
Ownership	8	42	11	58	26	53	23	47	56	53	49	47
Co-op	0	0	5	100	22	37	38	63	0	n/a	0	n/a
Total	150		64		83		94		71		55	
% of Total Households	70%		30%		47%		83%		56%		44%	

---

[1] Percentages are adjusted figures (i.e. exclude missing cases) and may not total to 100% due to rounding.

3.1.3 Inner-city Residents Who Expect to Move within the Inner-city

a) Introduction

The locations to which respondents expected to move are shown on Table 3-16. Of inner-city respondents expecting to move (movers), the largest proportion (35%) expected to move only within the inner-city, while another 6% would move within the inner-city or to some other location outside the inner-city.

The second most popular destination for inner-city movers was a location within the Vancouver region but outside the inner-city (26%). A relatively large proportion of inner-city movers (15%) did not know the destination of their expected moves.

In contrast, only four suburban respondents expected to move to the inner-city (approximately 6% of suburban movers). There were also two suburban respondents who expected to move either to the inner-city or to some other location. By far the largest proportion of suburban movers expected to move within the Vancouver region but outside the inner-city (49%). There was also a relatively large proportion of suburban movers who did not know the destination of their expected moves (24%).

A comparison of the movers from the three inner-city areas found that approximately 40% from each area expected to move within the inner-city (approximately one-third of the respondents from each area expected to move only within the inner-city while another 6% to 8% would move either within the inner-city or to a location outside the inner-city). Fairview Slopes respondents differed from those of False Creek and the West End in that the largest percentage expected to move to a

TABLE 3-16: EXPECTED DESTINATION OF RESPONDENTS WHO EXPECT TO MOVE [1]

	CURRENT RESIDENTIAL AREA									
	WEST END		FALSE CREEK		FAIRVIEW SLOPES		INNER-CITY TOTAL		SUBURBAN SAMPLE	
Expected Destination of Move:	N	%	N	%	N	%	N	%	N	%
(1)Vancouver Inner-City	55	36	30	35	17	33	102	35	4	6
(2)Elsewhere in Vancouver Region	38	25	17	20	19	37	75	26	35	49
(3)Some other location	16	11	18	21	7	14	41	14	10	14
(1) and (2 or 3)	9	6	5	6	4	8	18	6	2	3
Don't Know	28	18	12	14	4	8	44	15	17	24
No Answer	4	3	3	4	1	2	8	3	2	3
Respondents who Expect to Move	152		85		52		290		71	
% of Total Respondents	69%		45%		88%		62%		56%	

---

1 Percentages may not total to 100% due to rounding.

2 The respondents were asked to indicate the one location they expected to move to, however, some identified more than one location as their possible destination. Shown on the table are the percentage of respondents who would move either within the inner-city or out of the inner-city. There were also 2 West End respondents who would move either elsewhere in the Vancouver region or to some other location.

location in the Vancouver region outside the inner-city (37% compared to 25% and 20% respectively of West End and False Creek movers). The largest percentage of West End and False Creek movers expected to move within the inner-city. False Creek movers differed from those in other areas in that a relatively larger proportion expected to move out of the Vancouver region (21% compared to 14% and 11% respectively of Fairview Slopes and West End movers).

In this section, the demographic and socio-economic characteristics distinguishing those inner-city respondents who expected to move within the inner-city are described.

b) Demographic Characteristics

i) Household Size

False Creek was the only inner-city area surveyed where the number of persons per household appears to have had any affect on whether respondents expected to move within or out of the inner-city; of False Creek movers, only 17% of households of four or more persons expected to move within the inner-city compared to approximately 40% of other False Creek movers (see Appendix I). False Creek was also the only inner-city area with a significant number of households of four or more persons.

ii) Number of Children per Household

The number of children per household appears to have had no bearing on the destination of inner-city movers. Approximately one-third expected to move within the inner-city regardless of the number of children in the household (see Appendix J).

iii) Age of Respondents

Households headed by younger persons appear less likely to expect to move within the inner-city than other households. As shown in Table 3-17, for all three inner-city areas surveyed a larger proportion of 18-24 and 25-35 year olds expected to move out of the inner-city than within the inner-city, while a larger percentage of 35-44 and 45-64 year olds expected to move within the inner-city. The West End was the only area with a significant number of persons 65 years of age and older; 58% of those respondents expected to move within the inner-city.

c) Socio-economic Characteristics

The number of income earners, tenure, monthly housing expenditure, and mode of travel to work appear to have had little or no bearing on whether respondents expected to move within or out of the inner-city. Approximately one-third of the movers from each area expected to move within the inner-city regardless of these characteristics (see Appendices K to N).

i) Gross Annual Household Income

As shown on Table 3-18, a smaller proportion of upper-income than lower or middle-income households surveyed in the West End expected to move within the inner-city. In contrast, of Fairview Slopes movers, low-income households were less likely to move within the inner-city. Income appears to have had little effect on whether False Creek households expected to move within the inner-city.

TABLE 3-17:CROSS-TABULATION OF WHERE RESPONDENTS EXPECT TO MOVE TO with Age[1]

	CURRENT RESIDENTIAL AREA											
	WEST END				FALSE CREEK				FAIRVIEW SLOPES			
	Within I-C		Out of I-C		Within I-C		Out of I-C		Within I-C		Out of I-C	
	N	%	N	%	N	%	N	%	N	%	N	%
Age of Respondents:												
18-24 yrs.	4	27	6	40	0	0	2	100	2	33	4	67
25-34 yrs.	19	30	26	42	4	17	15	63	6	23	16	62
35-44 yrs.	16	47	12	35	16	50	10	31	4	44	3	33
45-64 yrs.	8	33	7	29	8	47	5	29	5	55	2	22
65 or older	7	58	3	25	1	20	2	40	0	0	1	100
Total	54		54		29		34		17		26	
% of Total Respondents	37%		36%		36%		43%		33%		51%	

---

[1] Percentages are adjusted figures (i.e. exclude missing cases). Not shown on this table are the respondents who either did not know where they expected to move or would move either within or out of the inner-city. For this reason (and because of rounding) the percentages shown may not total to 100%.

TABLE 3-18: CROSS-TABULATION OF WHERE RESPONDENTS EXPECT TO MOVE WITH HOUSEHOLD INCOME[1]

	CURRENT RESIDENTIAL AREA											
	WEST END				FALSE CREEK				FAIRVIEW SLOPES			
	Within I-C		Out of I-C		Within I-C		Out of I-C		Within I-C		Out of I-C	
HOUSEHOLD INCOME:	N	%	N	%	N	%	N	%	N	%	N	%
Less than $25,000	28	37	29	38	9	38	8	33	3	23	7	54
$25,000 - $39,999	17	42	16	39	9	36	12	48	8	38	10	48
$40,000 or more	7	27	10	39	10	39	10	39	6	38	8	50
Total	52		55		28		30		17		25	
% of Respondents (regardless of income)	36		39		37		40		34		50	

[1] Percentages are adjusted figures (i.e. exclude missing cases). Not shown on this table are the respondents who either did not know where they expected to move or would move either within or out of the inner-city. For this reason (and because of rounding) the percentages shown may not total to 100%.

ii) Occupation of Income Earners

A greater proportion of households surveyed where the primary income earner was in the "professional-technical" category expected to move out of the inner-city than other households, while households where the primary income-earner was retired were more likely to move within the inner-city than other households (see Appendix O).

iii) Work Location

As shown on Table 3-19, a higher proportion of False Creek and Fairview Slopes households (38% and 35% respectively) expected to move within the inner-city when the household's highest income earner worked within the City of Vancouver than when he or she worked elsewhere in the GVRD (25% and 29% for False Creek and Fairview Slopes respectively). However, the opposite was true of West End households, where a higher proportion expected to move within the inner-city when the household's highest income earner worked elsewhere in the GVRD (48%) than when he/she worked in the City of Vancouver (34%).

Whether the highest income earner worked within the inner-city or elsewhere in the City of Vancouver was only significant in Fairview Slopes where 50% who worked within the inner-city would move within that area compared to only 20% of those who worked elsewhere in the city.

TABLE 3-19: CROSS-TABULATION OF WHERE RESPONDENTS EXPECT TO MOVE WITH WORK LOCATION OF HOUSEHOLD'S HIGHEST INCOME EARNER[1]

	CURRENT RESIDENTIAL AREA											
	WEST END				FALSE CREEK				FAIRVIEW SLOPES			
	Within I-C		Out of I-C		Within I-C		Out of I-C		Within I-C		Out of I-C	
	N	%	N	%	N	%	N	%	N	%	N	%
WORK LOCATION:												
Vancouver inner-city	27	37]34	25	34]51	7	33]38	12	57]49	10	50]35	8	40]48
Elsewhere in the city	6	24	15	60	11	42	11	42	4	20	11	65
Elsewhere in GVRD	13	48	8	30	4	25	8	47	2	29	4	57
Other	0	0	4	50	4	50	0	0	0	0	2	100
Total	46		52		26		31		16		25	
% of Total Households	35%		39%		36%		43%		33%		51%	

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[1] Percentages are adjusted figures (i.e. exclude missing cases). Not shown on this table are the respondents who either did not know where they expected to move or would move either within or out of the inner-city. For this reason (and because of rounding) the percentages shown may not total to 100%.

3.1.4 Inner-city Residents Who Would Consider Moving Within the Inner-city

a) Introduction

In this section, the characteristics of inner-city residents who would consider moving to another dwelling unit in the inner-city are identified. As shown on Table 3-20, approximately 59% of the inner-city respondents would consider moving within the inner-city. Of Fairview Slopes respondents 78% would consider moving within the inner-city compared to 60% and 52% respectively of West End and False Creek respondents.

TABLE 3-20 INNER-CITY RESPONDENTS WHO WOULD CONSIDER MOVING WITHIN THE INNER-CITY

Current Residential Area:	Would Consider Moving Within I-C	
	N	%
West End	131	60
False Creek	97	52
Fairview Slopes	46	78
Inner-city Total[9]	275	59
Weighted Inner-city Total[10]	275	59

[9] The inner-city total includes one inner-city respondent whose specific residential area within the inner-city was not identified.

[10] To calculate the weighted inner-city total, the results for each inner-city area are multiplied by the proportion of total inner-city households each area represents, and then summed.

Respondents who would not consider moving within the inner-city are not necessarily dissatisfied with the inner-city. In fact, the majority of inner-city respondents who would not consider moving within the area did not expect to move anywhere (see Table 3-21).

There are some differences between the inner-city areas in this regard. By far the largest proportion of False Creek respondents who would not consider moving did not expect to move anywhere (75% compared to 55% and only 15% respectively of West End and Fairview Slopes respondents). The largest proportion of Fairview Slopes respondents who would not consider moving within the inner-city expected to move out of the inner-city (62% compared to 24% and 14% respectively of West End and False Creek respondents).

Similarly, respondents who would consider moving within the inner-city did not necessarily expect to do so, although (as shown on Table 3-22) the largest proportion did (33%), while another 6% would move either within the inner-city or to a location outside of the inner-city. However, approximately 27% of those who would consider moving within the inner-city actually expected to move out of the inner-city, 11% didn't know where they expected to move, and another 19% didn 't expect to move at all.

The areas comprising the inner-city differed somewhat in this regard. The largest proportion of West End respondents who would consider moving within the inner-city expected to do so (38% compared to 27% and 33% respectively of False Creek and Fairview Slopes respondents). In contrast, the largest proportion of False Creek respondents who would consider moving within the inner-city did not expect to move

TABLE 3-21: EXPECTED DESTINATION OF RESPONDENTS WHO WOULD NOT CONSIDER MOVING WITHIN THE INNER-CITY[1]

	CURRENT RESIDENTIAL AREA							
	WEST END		FALSE CREEK		FAIRVIEW SLOPES		INNER-CITY TOTAL	
EXPECTED DESTINATION OF MOVE:	N	%	N	%	N	%	N	%
Elsewhere in Vancouver Region or to another area (i.e. out of the inner-city)	21	24	13	14	8	62	42	22
Don't Know	7	8	5	6	1	8	13	7
No Answer	4	5	1	1	0	0	5	3
DON'T EXPECT TO MOVE	47	55	68	75	2	15	118	62
TOTAL (who would not consider moving within the Inner-city)[2]	86		91		13		191	

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[1] Percentage columns may not total to 100% due to rounding.

[2] Included in the total are 13 respondents who first stated they would not consider moving to another residence in the inner-city and later, contradicting themselves, stated they expected to move within the inner-city.

TABLE 3-22: EXPECTED DESTINATION OF RESPONDENTS WHO WOULD CONSIDER MOVING WITHIN THE INNER-CITY[1]

	CURRENT RESIDENTIAL AREA							
	WEST END		FALSE CREEK		FAIRVIEW SLOPES		INNER-CITY TOTAL	
EXPECTED DESTINATION OF MOVE:	N	%	N	%	N	%	N	%
Within Vancouver Inner-city	50	38	26	27	15	33	91	33
Elsewhere in Vancouver Region or to another area (i.e. out of the inner-city)	34	26	22	23	18	39	75	27
Either within or out of the inner-city	7	5	5	5	4	9	16	6
Don't Know	20	15	7	7	3	7	30	11
No Answer	2	2	8	8	1	2	11	4
DON'T EXPECT TO MOVE	18	14	29	30	5	11	52	19
TOTAL (who would consider moving within the inner-city)	131		97		46		275	
% of Total Respondents	60%		52%		78%		59%	

[1] Percentage columns may not total to 100% due to rounding.

at all (30%) while the largest proportion of Fairview Slopes respondents who would consider moving within the inner-city expected to move out of the inner-city (39%).

In this analysis, all respondents who would consider moving within the inner-city are included; that is, whether they actually expect to move within the inner-city or to move at all has been disregarded. Since almost all Fairview Slopes respondents would consider moving within the inner-city, it is impossible to identify any characteristics that distinguish the respondents from that area who would consider moving within the inner-city; therefore, Fairview Slopes respondents are not considered in this section.

b) Demographic Characteristics

The number of persons and children per household appears to have had no bearing on whether households would consider moving within the innner-city; approximately 60% of West End and 52% of Fairview Slopes households of all sizes would consider moving within the inner-city (see Appendices P and Q).

i) Age of Respondents

Respondents 65 years of age or older were less likely to consider moving within the inner-city than other respondents. Of West End respondents in this age category, only 33% would consider moving within the inner-city compared to approximately 70% of respondents 18-44 years and 54% of respondents 45-64 years (see Table 3-23). Similarly, of False Creek respondents 65 years of age or older, only 23% would consider moving within the inner-city compared to approximately 60% of respondents 25-44 years and 49% of respondents 45-64 years.

TABLE 3-23: CROSS-TABULATION OF AGE OF RESPONDENTS WITH CONSIDERATION OF MOVING WITHIN THE INNER-CITY[1]

	CONSIDER MOVING WITHIN INNER-CITY							
	WEST END				FALSE CREEK			
	YES		NO		YES		NO	
AGE OF RESPONDENTS:	N	%	N	%	N	%	N	%
18 - 24 yrs.	13	77	4	24	1	20[2]	4	80
25 - 34 yrs.	47	67	23	33	26	57	20	44
35 - 44 yrs.	32	71	13	29	40	67	20	33
45 - 64 yrs.	22	54	19	46	20	49	21	51
65 yrs. and older	13	33	26	67	7	23	23	77
Total	127		85		94		88	
% of Total Respondents	60%		40%		52%		48%	

[1] Percentages are adjusted figures (i.e. exclude missing cases) and may not total to 100% due to rounding.

[2] There were only five False Creek respondents in this age category.

c) Socio-economic Characteristics

i) Gross Annual Household Income

Middle-income households in the West End ($25,000 - $39,999 p.a.) were more likely to consider moving within the inner-city than lower (less than $25,000 p.a.) and upper ($40,000 or more p.a.) income households. As shown on Table 3-24, 74% of middle-income households would consider moving within the inner-city compared to 62% and 58% respectively of upper and lower-income households.

Of the inner-city households surveyed, the least likely to consider moving within the inner-city appear to be low-income False Creek households. Only 31% would consider doing so compared to 61% and 71% respectively of middle-income and upper-income households.

ii) Number of Income Earners per Household

A slightly greater percentage of households with two income earners than households with one income earner in both the West End and False Creek would consider moving within the inner-city. However, the situation in which the number of income earners appears to have had the greatest significance is when the household had no income earners. As shown on Table 3-25, only 18% of the False Creek households with no income earners would consider moving within the inner-city compared to more than 50% of households with one or more income earners. There were no West End households with no income earners.

TABLE 3-25 : CROSS-TABULATION OF NUMBER OF HOUSEHOLD INCOME EARNERS WITH CONSIDERATION OF MOVING WITHIN THE INNER-CITY[1]

	CONSIDER MOVING WITHIN INNER-CITY							
	WEST END				FALSE CREEK			
	YES		NO		YES		NO	
No. of Income Earners:	N	%	N	%	N	%	N	%
0	0	0	0	0	2	18	9	82
1	95	58	69	42	52	51	51	50
2 or more	33	67	16	33	41	58	30	42
Total	128		85		95		90	
% of Total Households	60%		40%		51%		49%	

TABLE 3-24 : CROSS-TABULATION OF HOUSEHOLD INCOME WITH CONSIDERATION OF MOVING WITHIN THE INNER-CITY[1]

	CONSIDER MOVING WITHIN INNER-CITY							
	WEST END				FALSE CREEK			
	YES		NO		YES		NO	
Household Income:	N	%	N	%	N	%	N	%
Less than $25,000	68	58	49	42	12	31	52	69
$25,000 - $39,999	39	74	14	26	30	61	19	39
$40,000 or more	18	62	11	38	34	71	14	29
Total	125		74		87		85	
% of Total Households	63%		37%		51%		49%	

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[1] Percentages are adjusted figures (i.e. exclude missing cases) and may not total to 100% due to rounding.

iii) Occupation of Income Earners

Households most likely to consider moving within the inner-city were those where the primary income earner was employed in sales. As shown on Table 3-26, of West End households where the primary income earner was a salesperson, approximately 87% would consider moving within the inner-city; similarly, 92% of False Creek households with primary income earners employed as salespersons would consider moving within the inner-city.

Other West End households particularly likely to consider moving within the inner-city were those where the primary income earner was employed in transportation-communications or manufacturing. A large percentage of households from both the West End and False Creek where the primary income earner was a manager-proprietor-administrator would consider moving within the inner-city.

Households not likely to consider moving within the inner-city were those where the primary income earner was retired. Only 34% and 23% of such households in the West End and False Creek respectively would consider moving within the inner-city.

iv) Work Location

The only instance in which work location appears to have had any bearing on whether the respondents would consider moving within the inner-city was for West End households where the primary income earner worked outside the Vancouver region. In only 36% of these cases would the respondents consider moving within the inner-city compared to 67% and

TABLE 3-26 : CROSS-TABULATION OF OCCUPATION OF PRIMARY INCOME EARNER WITH CONSIDERATION OF MOVING WITHIN THE INNER-CITY

	CONSIDER MOVING WITHIN INNER-CITY							
	WEST END				FALSE CREEK			
	YES		NO		YES		NO	
Occupation of Primary Income Earner:	N	%	N	%	N	%	N	%
Sales	13	87	2	13	12	92	1	8
Transportation-Communication	13	87	2	13	4	67	2	33
Manager-Proprietor-Adminis.	20	74	7	26	24	65	13	35
Manufacturing	10	80	2	20	1	33	2	67
Clerical	19	66	10	35	2	14	12	86
Professional-Technical	23	52	21	48	34	60	23	40
Service	8	47	9	53	2	40	3	60
Retired	13	34	25	66	6	23	20	77
Total	126		84		92		82	
% of Total Households	60%		40%		53%		47%	

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1 Percentage columns may not total to 100% due to rounding. Also, occupation categories comprising few respondents are not shown (e.g. materials handling, student, etc.)

76% respectively when the income earner worked within the inner-city or elsewhere in the Vancouver region (see Appendix R).

v) Housing Expenditure

Households with a low monthly housing expenditure were less likely to consider moving within the inner-city than other households. As shown on Table 3-27, only 33% and 22% of West End and False Creek households respectively with housing expenditures of less than $200 per month would consider moving within the inner-city compared to 64% and 53% of West End and False Creek households respectively with housing expenditures of $200 or more per month. However, there were relatively few households with housing expenditures below $200 (15 West End respondents and 9 False Creek respondents).

vi) Tenure of Housing

Tenure appears to have had little bearing on whether False Creek respondents would consider moving within the inner-city. As shown on Table 3-28, close to 50% of False Creek renters, owner-occupiers, and co-op residents would consider moving within the inner-city. In the West End, a higher proportion of renters than owner-occupiers or co-op residents would consider moving within the inner-city; however, there were very few West End owner-occupiers or co-op residents.

vii) Mode of Travel to Work

Mode of travel to work did not appear to have any bearing on whether or not residents would consider moving within the inner-city (see Appendix S).

TABLE 3-27 : CROSS-TABULATION OF HOUSEHOLD HOUSING EXPENDITURE WITH CONSIDERATION OF MOVING WITHIN THE INNER-CITY[1]

	CONSIDER MOVING WITHIN THE INNER-CITY							
	WEST END				FALSE CREEK			
	YES		NO		YES		NO	
Monthly Housing Expenditure:	N	%	N	%	N	%	N	%
Less than $200	5	33	10	67	2	22	7	78
$200 - $499	99	64	54	35	41	51	40	49
$500 or more	23	59 64	16	41	50	55 53	41	45
Total Households	127		80		93		88	
% of Total Households	61%		39%		51%		49%	

TABLE 3-28 : CROSS-TABULATION OF HOUSEHOLD TENURE WITH CONSIDERATION OF MOVING WITHIN THE INNER-CITY[1]

	CONSIDER MOVING WITHIN THE INNER-CITY							
	WEST END				FALSE CREEK			
	YES		NO		YES		NO	
Tenure:	N	%	N	%	N	%	N	%
Rental	122	65	67	35	37	53	33	47
Ownership	7	39	11	61	30	58	22	42
Co-op	1	20	4	80	27	44	34	55
Total	130		82		94		89	
% of Total Households	61%		39%		51%		49%	

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[1] Percentages are adjusted figures (i.e. exclude missing cases) and may not total to 100% due to rounding.

3.1.5 Suburban Residents Who Would Consider Moving to the Inner-city

a) Introduction

Only 17 of the suburban respondents (13%) would consider moving to the inner-city. Because of this low number it was difficult to identify factors distinguishing those who would consider moving to the inner-city from those who would not. Nevertheless, in this section those observations which can be made are presented.

b) Demographic Characteristics

i) Number of Persons per Household

Suburban households of four or more persons were less likely to consider moving to the inner-city than households of three or less persons. As shown on Table 3-29, approximately 17% of households of three or less persons would consider moving to the inner-city compared to only 7% of households of four or more.

ii) Number of Children per Household

Only 8% of the suburban households with two or more children would consider moving to the inner-city. However, it appears that household with one child are more likely to consider moving to the inner-city than those with no children; as shown on Table 3-30, 23% of the suburban respondents with one child would consider moving to the inner-city compared to 13% of childless respondents.

TABLE 3-29 : CROSS-TABULATION OF SUBURBAN HOUSEHOLD SIZE WITH CONSIDERATION OF MOVING TO THE INNER-CITY[1]

	CONSIDER MOVING TO THE INNER-CITY			
	YES		NO	
HOUSEHOLD SIZE:	N	%	N	%
1 person	1	13	7	88
2 persons	7	17	35	83
3 persons	6	18	27	82
4 or more persons	3	7	40	93
Total	17		109	
% of Total Households	14%		87%	

TABLE 3-30 : CROSS-TABULATION OF CHILDREN PER SUBURBAN HOUSEHOLD WITH CONSIDERATION OF MOVING TO THE INNER-CITY[1]

	CONSIDER MOVING TO THE INNER-CITY			
	YES		NO	
NO. OF CHILDREN PER HOUSEHOLD:	N	%	N	%
None	8	13	55	87
One	6	23	20	77
2 or more	3	8	34	92
Total	17		109	
% of Total Households	14		87	

[1] Percentages are adjusted figures (i.e. exclude missing cases) and may not total to 100% due to rounding.

iii) Age of Respondents

Younger suburban respondents were more likely to consider moving to the inner-city than older suburban respondents. As shown on Table 3-31, 29% of the respondents between 25 and 34 years would consider moving to the inner-city compared to 12%, 7% and 7% respectively of persons 35-44, 45-64 and 65 years and older. There were only two suburban respondents 18-24 years old.

c) Socio-economic Characteristics

Of the socio-economic characteristics, work location and mode of travel to work had no bearing on whether or not suburban respondents would consider moving to the inner-city. Approximately 13% of the suburban respondents regardless of their work location and mode of travel to work would consider moving to the inner-city (see Appendices T and U).

i) Gross Annual Household Income

Suburban households with gross annual incomes less than $40,000 were less likely to consider moving to the inner-city than households with incomes of $40,000 or more. Approximately 7% of households with incomes less than $40,000 would consider moving to the inner-city compared to approximately 21% of those with incomes of $40,000 or more (see Table 3-32).

ii) Number of Income Earners per Household

The number of income earners per household affected whether suburban households would consider moving to the inner-city only to the extent that

TABLE 3-31: CROSS-TABULATION OF AGE OF SUBURBAN RESPONDENTS WITH CONSIDERATION OF MOVING TO THE INNER-CITY[1]

	CONSIDER MOVING TO THE INNER-CITY			
	YES		NO	
AGE OF RESPONDENTS:	N	%	N	%
18 - 24 yrs.	0	0	2	100
25 - 34 yrs.	9	29	22	71
35 - 44 yrs.	4	12	29	88
45 - 64 yrs.	3	7	40	93
65 or older	1	7	14	93
Total	17		107	
% of Total Households	14%		86%	

TABLE 3-32 : CROSS-TABULATIONS OF SUBURBAN HOUSEHOLD INCOME WITH CONSIDERATION OF MOVING TO THE INNER-CITY[1]

	CONSIDER MOVING TO THE INNER-CITY			
	YES		NO	
HOUSEHOLD INCOME:	N	%	N	%
Less than $25,000	2	8	22	92
$25,000 - $39,999	2	6	30	94
$40,000 or more	12	21	45	79
Total	16		97	
% of Total Households	14		86	

[1] Percentages are adjusted figures (i.e. exclude missing cases) and may not total to 100% due to rounding.

none of the five households with no income earner would do so. Approximately 13% of households both with one income earner and with two or more income earners would consider moving to the inner-city (see Appendix V).

iii) Occupation of Income Earners

Suburban households where the primary income earner was a professional-technical worker were the most likely to consider moving to the inner-city (26% of the respondents in such households said they would do so). Less likely to consider moving to the inner-city were households where the primary income earner was a manager-proprietor-administrator (14%), service worker (13%), or retired (14%) (see Appendix W).

iv) Household Expenditure

Households with a low monthly expenditure were less likely to consider moving to the inner-city. As shown on Table 3-33, less than 10% of the households spending less than $700 per month on housing would consider moving to the inner-city while 23% and 33% respectively of households spending $700 - $900 and $1000 -$1499 per month would consider the move. However, none of the households spending $1500 or more per month would consider moving to the inner-city.

v) Housing Tenure

As with inner-city households, renters were more likely to consider moving to the inner-city than owner-occupiers. As shown on Table 3-34, 30% of suburban renters would consider moving to the inner-city compared to only

TABLE 3-33 : CROSS-TABULATION OF SUBURBAN HOUSEHOLD EXPENDITURE WITH CONSIDERATION OF MOVING TO THE INNER-CITY[1]

	CONSIDER MOVING TO THE INNER-CITY			
	YES		NO	
HOUSEHOLD EXPENDITURE:	N	%	N	%
Less than $200	1	10	9	90
$200 - $499	3	7	38	93
$500 - $699	1	6	17	94
$700 - $999	7	23	24	77
$1000 - $1499	5	33	10	67
$1500 or more	0	0	5	100
Total	17		103	
% of Total Households	14%		85%	

TABLE 3-34 : CROSS-TABULATION OF TENURE OF SUBURBAN HOUSEHOLDS WITH CONSIDERATION OF MOVING TO THE INNER-CITY[1]

	CONSIDER MOVING TO THE INNER-CITY			
	YES		NO	
TENURE:	N	%	N	%
Rental	6	30	14	70
Ownership	11	11	94	90
Total	17		108	
% of Total Households	14%		86%	

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[1] Percentages are adjusted figures (i.e. exclude missing cases) and may not total to 100% due to rounding.

11% of owner-occupiers. However, relatively few of the suburban respondents were renters (16%), in contrast to the inner-city respondents who were predominantly renters.

3.1.6 Summary

The majority of False Creek and West End households will continue to live in the inner-city while Fairview Slopes households are more likely to leave the inner-city. As shown on Table 3-34A, approximately 68% and 55% of False Creek and West End respondents respectively expected to continue living in the inner-city compared to only 41% of Fairview Slopes respondents.

Of inner-city households who expected to move, approximately one-third expected to move within the inner-city (see Table 3-16) while an even larger percentage would consider doing so (see Table 3-20).

In summarizing the characteristics of households who want to live in the inner-city, it is sometimes necessary to distinguish between the three inner-city areas because in some respects the type of people who want to live in one area are different from those who want to live in another.

a) Demographic Characteristics

The inner-city appears to appeal primarily to small households with no children. This type of household currently predominates in the West End and Fairview Slopes. False Creek has a greater appeal to family households but even there the majority of households are childless (and the percentage of households with children is lower than in the suburban sample). Respondents from small inner-city households were less likely to move from the inner-city than those from large households, and large

TABLE 3-34A: RESPONDENTS WHO WILL CONTINUE TO LIVE IN THE INNER-CITY

Current Residential Area:	Respondents Who Expect to Stay in Current Residences		Respondents Who[1] Expect to Move Within the Inner-city		Total Respondents Who Will Continue Living in the Inner-city		Total Respondents (N)
	N	%	N	%	N	%	
West End	66	30	55	25	121	55	220
False Creek	97	52	30	16	127	68	188
Fairview Slopes	7	12	17	29	24	41	59

[1] There were also some respondents who would move either within or out of the inner-city (9 from the West End, 5 from False Creek and 4 from Fairview Slopes); these respondents are excluded from this table.

suburban households were less likely than small suburban households to consider moving to the inner-city.

It appears that people of all ages want to live in the inner-city, although the particular area they choose varies with age. For example, based on the age of current residents, West End and Fairview Slopes appear to appeal to 18-24 year olds while persons in this age group do not want to live in False Creek. Similarly, it appears that seniors (65 years and over) want to live in the West End and False Creek but not in Fairview Slopes (this result may be a function of income). The majority of residents of all three inner-city areas are 25-44 years old.

Respondents 18 to 34 years of age were more likely to expect to move from inner-city than persons 35 years or older. However, the majority of these respondents would at least consider moving within the inner-city. Suburban respondents most likely to consider moving to the inner-city were in the 25-34 year old age group.

b) Socio-economic Characteristics

It appears that households of all incomes want to live in the inner-city but, as with age, the areas in which they want to live varies. Persons with a broad range of incomes currently live in the inner-city, with Fairview Slopes residents on average having the highest household incomes and the West End the lowest.

A larger proportion of West End respondents from high-income households ($40,000 or more p.a.) expected to move out of the inner-city than other West End respondents. However, False Creek and Fairview Slopes respondents from high-income households were no more likely to expect to move from the inner-city than middle and low-income households in those areas; and suburban respondents most likely to consider moving to the inner-city were those from high-income households.

Respondents from low-income households (less than $25,000) were the inner-city households least likely to expect to move from their current residences (this was particularly true of False Creek where there is a significant amount of subsidized housing). This does not necessarily indicate that low-income households want to live in the inner-city but rather might indicate that they feel they cannot afford to move from their current residences. In Fairview Slopes, where there is no significant amount of subsidized housing, low-income households were more likely than middle and upper-income households to expect to move from the inner-city. The majority of low-cost housing in Fairview Slopes is old single-detached housing soon to be demolished and re-developed. It may be that it is impossible to conclude where low-income households want to live; they simply expect to live in housing they can afford.

It appears that the number of income earners per household is not significant in determining who wants to live in the inner-city. The majority of current households have one-income earner; however, the majority of inner-city households of two or more persons have two or more income earners. Among the households surveyed, the likelihood of moving increased with the number of income earners; however, the number of income earners did not appear to affect whether inner-city households would move within or out of the inner-city or whether suburban households would consider moving to the inner-city.

With respect to employment, it appears that households who want to live in the inner-city are those where the primary income earner is retired or employed in one of the following employment categories:

-- professional-technical

-- clerical

-- manager-proprietor-administrator

-- sales

-- service

These are the employment categories of current inner-city residents. Survey results indicate that only persons in the professional-technical category are particularly likely to leave the inner-city; however, suburban households where the primary income earner is a professional-technical worker are the most likely to consider moving to the inner-city.

It appears that False Creek and Fairview Slopes households who want to live in the inner-city are primarily those whose primary income earner works within the inner-city or at least within the City of Vancouver. In the majority of the households surveyed in False Creek and Fairview Slopes the primary income earner worked within the city and when he/she worked outside the city there was a greater likelihood of the household moving out of the inner-city. It is not clear that proximity to work is a factor affecting whether West End households want to live in the inner-city; while the majority of primary income earners from the surveyed West End households worked within the inner-city, West End households expecting to move were more likely to expect to move from the inner-city when the primary income earner worked within the City of Vancouver than when he/she worked outside the city. The work location of the primary income earner does not have much effect on whether or not suburban households would consider moving to the inner-city.

The mode of travel to work does not appear to be a factor in determining who wants to live in the inner-city. Most inner-city respondents drove to work; however, they were no more likely to remain in their current inner-city residences or to move within the inner-city than those who took the bus or walked to work. Virtually all suburban respondents drove to work, making it impossible to determine if the mode of travel has any effect on whether they would move to the inner-city.

It appears that renters, owners-occupiers, and co-op members all want to live in the inner-city. Although the majority of current inner-city residents are renters, an approximately equal portion of surveyed residents who were renters, owner-occupiers, and co-op members and expected to move, planned to move within the inner-city. Co-op members were more likely than renters or owner-occupiers to remain in their current residences. Cross-tabulations of the current and desired tenure of households who expected to move within the inner-city indicates that many renters want to move to ownership housing while few owner-occupiers want to move to rental housing (see Appendix X). The surveyed suburban households who wanted to move to the inner-city were almost exclusively renters.

Conclusions cannot be arrived at concerning housing expenditure of households who want to live in the inner-city. The surveyed households with low housing expenditures were more likely than other households to expect to remain in their current inner-city residences and less likely to consider moving within the inner-city.

Similarly, households with a low housing expenditure were the least likely suburban households to consider moving to the inner-city. Part of the reason for these results could be that these respondents do not believe they can afford to move from their current residences. This is likely particularly true of residents of subsidized housing in False Creek.

Of course, many of the identified characteristics of persons who want to live in the inner-city are related. For example, many low-income households who want to continue living in the inner-city are elderly, retired persons who have a low monthly housing expenditure and co-op residents, who want to continue living in the inner-city on average have lower monthly housing expenditures than owner-occupiers.

3.2 Where Do People Want to Live in the Inner-City?

To identify where people want to live in the inner-city the following areas are explored:

1) the inner-city areas current inner-city residents expect to move to or within;
2) the inner-city areas current inner-city residents would consider moving to or within;
3) the inner-city areas suburban residents would consider moving to;
4) the level of satisfaction of inner-city residents with their current inner-city areas.

3.2.1 Inner-city Areas Current Inner-city Residents Expect to Move To or Within

Respondents who expected to move (movers) were asked to identify where they expected their new residences to be located. It was anticipated that only one location would be identified, however some respondents gave more than one; all of the answers are used in this analysis.[11] Table 3-35 presents the results of this question.

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[11] Because of the multiple responses, the sum of respondents expecting to move to each area exceeds the total number of respondents expecting to move.

TABLE 3-35: EXPECTED DESTINATION OF INNER-CITY RESPONDENTS WHO EXPECT TO MOVE[1]

	CURRENT RESIDENTIAL AREA							
	WEST END		FALSE CREEK		FAIRVIEW SLOPES		INNER-CITY TOTAL	
Expected destination of move:	N	%	N	%	N	%	N	%
West End	41	27	1	1	5	10	47	16
False Creek	10	7	30	36	5	10	45	16
Fairview Slopes	5	3	11	13	13	26	29	10
Yaletown-South Downtown	6	4	3	4	2	4	11	4
B.C. Place	8	5	9	9	0	0	17	6
Downtown	4	3	1	1	1	2	6	2
Elsewhere in Greater Vancouver	46	30	21	25	23	45	91	31
To some other city	15	10	11	13	4	8	30	10
Don't Know	29	19	12	14	4	8	45	15
Other	7	5	8	10	3	6	18	6
TOTAL NO. OF RESPONDENTS WHO EXPECT TO MOVE	152		85		52		290	
% of Total Respondents	69		45		88		62	

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[1] The percentages shown are of the total number of respondents from each area who expect to move from their current residences. They total to more than 100% because of multiple responses (some respondents expecting to move gave more than one location as their expected destination). For the same reasons, the sum of the number of respondents expecting to move to each area exceeds the total number of respondents expecting to move from their current residences.

As the table shows, the largest percentage of the total number of inner-city movers gave "elsewhere in Greater Vancouver" (i.e. out of the inner-city) as a possible destination (31%). It appears that Fairview Slopes residents are the most likely to leave the inner-city; 45% of the respondents there gave "elsewhere in Great Vancouver" as an anticipated destination compared to 30% and 25% respectively of West End and False Creek respondents.

The largest proportion of movers from both Fairview Slopes and the West End gave "elsewhere in Greater Vancouver" as an expected destination while the largest proportion of False Creek movers (36%) gave "within False Creek". "Within the West End" was the second most common answer from West End respondents (27%) as was "within Fairview Slopes" from Fairview Slopes respondents (26%). Clearly inner-city residents expecting to move within the inner-city plan to stay within their current areas; this is particularly true for residents of False Creek.

Another notable result shown on Table 3-35 is that the West End was given as a possible destination by only 1% of the False Creek respondents expecting to move compared to 10% and 27% respectively of respondents in Fairview Slopes and the West End. Fairview Slopes was mentioned as a possible destination by approximately 13% of False Creek respondents compared to 3% and 26% respectively of West End and Fairview Slopes respondents.

Approximately 9% of False Creek respondents gave B.C. Place as a possible destination compared to 5% of those in the West End and none in Fairview Slopes. Only a very small proportion from all three inner-city areas gave "Downtown" or "Yaletown-South-Downtown" as potential destinations.

A relatively large proportion of the respondents did not know where they expected to move (16%). This was particularly true of the West End where 19% did not know where they expected to move compared to 14% and 8% respectively in False Creek and Fairview Slopes.

3.2.2 Inner-City Areas Current Inner-City Residents Would Consider Moving to or Within

The respondents were asked if they would consider moving to another residence within the inner-city. Those who answered in the affirmative were then asked to identify the inner-city areas they would consider moving to or within. The results to this questions are presented in Table 3-36.

Of the inner-city respondents who would consider moving within the inner-city, the largest proportion (56%) identified False Creek as an area they would consider moving to or within. The second most popular areas was Fairview Slopes (47%), followed by the West End (36%) and B.C. Place (30%). Yaletown-South Downtown and Downtown were identified as potential destinations by only 15% and 6% respectively of the respondents. (It should be noted that the results for the inner-city as a whole are affected both by the composition of the sample, i.e. the disproportionately large number of False Creek respondents, and by the proportion of respondents from each area who expected to move, which ranges from 78% for Fairview Slopes to 52% for False Creek.)

For each inner-city area surveyed, the greatest percentage of respondents who would consider moving within the inner-city mentioned their current areas as a potential destination. In Fairview Slopes, 72% said they would consider moving within Fairview Slopes, whereas 66% of the False Creek respondents would consider moving within False Creek and 55% of West End respondents would consider moving within the West End.

TABLE 3-36: WHERE RESPONDENTS WOULD CONSIDER MOVING IN THE INNER-CITY[1]

	CURRENT RESIDENTIAL AREA									
	WEST END		FALSE CREEK		FAIRVIEW SLOPES		INNER-CITY TOTAL[2]		SUBURBAN SAMPLE	
Expected Destination of Move To or Within The Inner-city:	N	%	N	%	N	%	N	%	N	%
West End	72	55	15	16	12	26	99	36	5	29
Downtown	5	4	6	6	5	11	16	6	1	6
Yaletown-South Downtown	12	9	17	18	11	24	40	15	3	18
B.C. Place	29	22	39	40	15	33	83	30	9	53
False Creek	58	45	64	66	30	65	153	56	12	71
Fairview Slopes	45	35	51	52	33	72	129	47	6	35
TOTAL NO. OF RESPONDENTS WHO WOULD CONSIDER MOVING TO OR WITHIN THE INNER-CITY	131		97		46		275		17	
% of Total	60%		52%		78%		59%		13%	

[1] The percentages shown are of the total number of respondents from each area who would consider moving to or within the inner-city. They total to more than 100% because of multiple responses (respondents could identify more than one area as an area they would consider moving to or within). For the same reason, the sum of the number of respondents who would consider moving to each area exceeds the total number of respondents who would consider moving within the inner-city.

[2] The inner-city total includes 1 respondent whose specific inner-city location was unknown.

False Creek was mentioned as a possible destination by a large percentage of respondents not only from False Creek but also from Fairview Slopes (65%) and the West End (45%). Similarly, Fairview Slopes was mentioned as a possible destination by a large proportion of respondents from False Creek (52%) and by 35% of the respondents from the West End. However, a smaller proportion of False Creek and Fairview Slopes respondents mentioned the West End as a potential destination (16% and 26% respectively).

Another notable result shown on Table 3-36 is that a relatively large proportion of the respondents who would consider moving mentioned B.C. Place as a possible destination (40%, 33% and 22% respectively of movers from False Creek, Fairview Slopes and the West End). Yaletown-South Downtown was mentioned as a possible destination by 24% and 18% respectively of the Fairview Slopes and False Creek respondents who would consider moving, but by only 9% of those in the West End. Downtown was the least often mentioned destination by all three areas.

3.2.3 Inner-City Areas Suburban Residents Would Consider Moving To

Seventeen suburban respondents (13%) would consider moving to the inner-city (see Table 3-36). The largest percentage of this group (71%) mentioned False Creek as a potential destination while B.C. Place was the second most often mentioned (53%). Fairview Slopes and the West End were identified as a potential destination by 35% and 29% respectively. As with inner-city respondents, Yaletown-South Downtown and Downtown were the least often mentioned destinations. A preference for False Creek was also shown by the suburban respondents who expected to move to the inner-city. Of the six who expected to do so, five mentioned False Creek as a potential destination; the West End was mentioned by three; and Yaletown-South Downtown and B.C. Place were each mentioned by two.

3.2.4 Inner-city Residents' Satisfaction with their Current Neighbourhoods and Dwelling Units

It is hypothesized that the level of a resident's satisfaction with his/her current neighbourhood is indicative of the degree to which he/she wants to live in that neighbourhood.

The respondents were asked if they liked living in their current neighbourhood and given "like very much", "like", "dislike", "dislike very much" and "no opinion" as response options. As shown on Table 3-37, over 90% of the respondents from all three inner-city areas stated that they either "liked" or "liked very much" living in their neighbourhoods. False Creek residents appear to be the most satisfied, with 80% of the False Creek respondents stating they "like very much" living in their current neighbourhood compared to 64% of Fairview Slopes and only 47% of West End respondents.

The respondents were also asked if they liked living in their current dwelling units. The response to this question was similar to the previous question. A large proportion of the responents from all three inner-city areas said they either "liked very much" or "liked" living in their current dwelling units (see Table 3-38). False Creek respondents again appear to be the most satisfied, with 62% of the respondents replying that they "liked very much" their residences compared to 44% and 34% respectively of Fairview Slopes and West End respondents. Fairview Slopes was the only area where a significant number of respondents stated they disliked their residences (16% compared to 8% and 7% respectively of West End and False Creek respondents).

TABLE 3-37: RESPONDENT SATISFACTION WITH CURRENT NEIGHBOURHOOD[1]

	WEST END	FALSE CREEK	FAIRVIEW SLOPES	INNER-CITY TOTAL		SUBURBAN SAMPLE
				Unweighted	Weighted	
Like Very Much	47%	80%	64%	62%	47%	57%
	94%	100%	93%	95%	92%	97%
Like	47%	20%	29%	33%	43%	40%
Dislike	4%	1%	3%	2%	4%	2%
	6%	1%	5%	3%	6%	2%
Dislike Very Much	2%	0	2%	1%	2%	0
No Opinion	1%	1%	2%	1%	1%	0
Number of Cases (N)	215	185	59	461	461	126

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[1] Percentages are adjusted figures (i.e. exclude missing cases) and may not total to 100% due to rounding.

TABLE 3-38: RESPONDENTS' SATISFACTION WITH CURRENT DWELLING UNITS[1]

	WEST END	FALSE CREEK	FAIRVIEW SLOPES	INNER-CITY TOTAL		SUBURBAN SAMPLE
				Unweighted	Weighted	
Like Very Much	34% } 92%	62% } 94%	44% } 83%	46% } 91%	35% } 90%	56% } 98%
Like	58%	32%	39%	45%	55%	42%
Dislike	6% } 8%	6% } 7%	14% } 16%	7% } 8%	6% } 8%	2% } 2%
Dislike Very Much	2%	1%	2%	1%	2%	0
No Opinion	1%	0	2%	0	1%	1%
NUMBER OF CASES	213	183	59	457	457	125

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[1] Percentages are adjusted figures (i.e. exclude missing cases) and may not total to 100% due to rounding.

3.2.5 Summary

False Creek appears to be the inner-city area in which people most want to live. While the West End is the most populous inner-city area, False Creek was the area from which the smallest proportion of respondents expected to move. Not surprisingly, it was also the area in which the largest percentage of respondents stated they "liked very much" living in their current neighbourhood and dwelling unit. Further evidencing the desirability of False Creek, a greater proportion of False Creek than West End or Fairview Slopes movers (those who expect to move) expected to move within their own area. False Creek was the only area in which the largest proportion of movers mentioned their current area as a possible destination; "elsewhere in Greater Vancouver" was mentioned most often by West End and Fairview Slopes movers. Also, a large proportion of movers from all three inner-city areas said they would consider moving to or within False Creek. Similarly, of suburban respondents who would consider moving to the inner-city, the largest proportion mentioned False Creek as a potential destination.

Fairview Slopes respondents were the inner-city respondents most likely to move from their current residences, but the least likely to expect to move within their current area. They were also the most likely inner-city respondents to expect to move out of the inner-city. However, Fairview Slopes was mentioned as a potential destination by a large percentage of inner-city respondents who would consider moving within the inner-city (particularly Fairview Slopes respondents) and was the third most often mentioned destination by suburban respondents who would consider moving to the inner-city (after False Creek and B.C. Place).

The West End appears to be the area considered the least desirable by residents living outside the West End. Relatively few False Creek and Fairview Slopes respondents expected to move there or would even consider doing so (only one False Creek respondent expected to move there). Also, it was the least often mentioned of the existing residential areas (West End, False Creek, Fairview Slopes) as a destination by suburban respondents who would consider moving to the inner-city. However, the West End was the most often mentioned inner-city destination by West End respondents who expected to move within the inner-city or would consider doing so.

While only a small percentage of respondents expecting to move identified B.C. Place as a possible destination, it was mentioned by 30% of the inner-city respondents who would consider moving within the inner-city. Nine of the 17 suburban respondents who would consider moving to the inner-city (53%) mentioned B.C. Place as a possible destination. A small percentage of Fairview Slopes and False Creek respondents showed some interest in Yaletown-South Downtown but Downtown appealed to virtually no one.

3.3 What Kind of Housing Do People Want to Occupy in the Inner-city?

The kind of housing people want to occupy in the inner-city is described in terms of type (townhouse, apartment, etc.), size (number of bedrooms), tenure, and dwelling unit amenities. The kind of housing currently occupied by inner-city respondents is described first, followed by a description of the kind of housing desired by respondents who expected to move to or within the inner-city. Only respondents who expected to move were asked to describe the kind of housing they would like to move to. (Respondents who would only consider moving to or within the inner-city were not asked this question.)

3.3.1 Housing Currently Occupied

a) Type

The type of housing occupied by inner-city respondents is shown on Table 3-39. Also shown is the type of housing occupied by inner-city residents according to the 1981 census. The survey and census differ in that "stacked townhouses" was included in the survey as a housing type but not in the census. Survey respondents who identified their current housing as "stacked townhouse" could have identified "single-attached" (i.e. rowhouse/townhouse) or "low-rise apartment" in the census. Taking this difference in data collection into account, it can be concluded that the survey and census results show the same type of housing being occupied in the inner-city. There are very few residents of single-detached, semi-detached or duplex housing.

TABLE 3-39: TYPE OF HOUSING OCCUPIED BY INNER-CITY RESIDENTS[1]

Type of Housing:	WEST END		FALSE CREEK		FAIRVIEW SLOPES[4]		INNER-CITY TOTAL		
	Survey	Census	Survey	Census	Survey	Census	Unweighted Survey	Weighted[2] Survey	Census
Single detached	2%	1%	2%	0%	10%	18%	3%	2%	2%
Semi-detached or duplex	0	0	0	1	3	3	1	0	0
Row house/townhouse	0	0	15	16	12	12	8	1	2
Stacked townhouse[3]	1	n/a	42	n/a	17	n/a	19	4	n/a
Apt. in building of 3 or less strys.	18	24	14	55	51	62	20	19	27
Apt. in 4-stry bldg.	2		6		0		3	2	
Apt. in bldg. of 5 or more strys.	76	74	18	28	5	5	44	69	69
Apt. in bldg. of unspecified size	1	0	1	0	2	0	1	1	0
Other	0	0	2	0	0	0	1	0	0

[1] Percentages are adjusted figures (i.e. exclude missing cases) and may not total to 100% due to rounding. Census data is from Selected Population, Dwelling Household, and Census Family Characteristics for Census Tracts, 1981, Statistics Canada Cat. 95-937.

[2] To produce the weighted inner-city results, the figures for each inner-city area are weighted by the percentage of the total inner-city households that each area comprises and then summed.

[3] "Stacked townhouse" was not a housing category in the 1981 census; respondents in this category could have been classified as residents of single-attached housing or as apartment residents.

[4] The Census area for Fairview Slopes was larger than the survey area and contained proportionately more single-detached houses.

West End residents are almost exclusively occupants of apartments, with approximately 74% residing in high-rise buildings (5 storeys or more) and 24% in smaller apartment buildings. The largest percentage of False Creek residents live in low-rise attached residential buildings (apartments, townhouses, rowhouses or stacked townhouses), while there are also some high-rise apartment buildings. Fairview Slopes residents are almost exclusively occupiers of low-rise apartment buildings and townhouses.

b) Size

The largest percentage of inner-city households surveyed occupied one-bedroom units. As shown on Table 3-40, the majority of West End respondents (65%) and the largest percentage of Fairview Slopes respondents (41%) occupied one-bedroom units, compared to only 20% of False Creek respondents. The largest percentage of False Creek respondents (44%) lived in two-bedroom units while 28% lived in units of three or more bedrooms.

c) Tenure

Almost all West End and three-quarters of Fairview Slopes respondents were renters with the remainder being owner-occupiers. Approximately one-third of False Creek respondents were renters, while another third were owner-occupiers and the final third co-op residents (see Table 3-7, Section 3.1.1).

TABLE 3-40: SIZE OF INNER-CITY RESPONDENTS' DWELLING UNITS[1]

	WEST END	FALSE CREEK	FAIRVIEW SLOPES	INNER-CITY TOTAL[2]	
				Unweighted	Weighted
Size of Dwelling Unit:					
Bachelor	15%	8%	12%	12%	14%
1 Bedroom	65	20	41	44	60
2 Bedroom	18	44	32	30	20
3 or more bedrooms	4	28	15	14	6

TABLE 3-41 : AMENITIES ACCESSIBLE TO INNER-CITY RESPONDENTS[1]

	WEST END	FALSE CREEK	FAIRVIEW SLOPES	INNER-CITY TOTAL[2]	
				Unweighted	Weighted
Amenities Accessible:					
Private outdoor space (e.g. balcony, patio, yard)	66%	88%	83%	77%	66%
Recreation Facilities (e.g. pool, courts, gym)	25	31	35	28	25
Reserved Parking[1] (night only)	0	1	5	1	0
	} 57	} 75	} 72	} 66	} 57
Reserved Parking (24 hours/day)	57	74	67	65	57

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1 Percentages are adjusted figures (i.e. exclude missing cases) and may not total to 100% due to rounding.

2 To produce the weighted inner-city totals, the figures for each inner-city area are weighted by the percentage of the total inner-city households that each area comprises and then summed.

d) Dwelling Unit Amenities

i) Private Outdoor Space

The majority of inner-city households surveyed had access to some sort of private outdoor space (e.g. balcony, patio, yard). As shown on Table 3-41, 88%, 83% and 66% respectively of the False Creek, Fairview Slopes and West End households surveyed had access to private outdoor space.

ii) Access to Recreation Facilities

A relatively small percentage of respondents had access to recreation facilities such as a swimming pool, gym or courts -- 25% of West End respondents compared to 31% and 35% respectively of those in False Creek and Fairview Slopes.

iii) Reserved Parking

Shown on Table 3-41 are the proportion of respondents who had reserved parking over-night or 24 hours per day. Approximately three-quarters of False Creek and Fairview Slopes respondents had reserved parking compared to 57% of West End respondents. Few of the respondents who had reserved parking had that parking at night only.

3.3.2 Housing Desired by Respondents who Expect to Move Within the Inner-city

a) Type

The type of housing desired by West End respondents who expected to move within the inner-city differed from that desired by False Creek and Fairview Slopes respondents who expected to move within the inner-city. As shown on Table 3-42, 45% of the West End respondents would like to move to an apartment in a building five storeys or more compared to only 6% and 5% respectively of the False Creek and Fairview Slopes movers. The largest proportion of False Creek and Fairview Slopes respondents identified a rowhouse, townhouse or stacked townhouse as the type of housing they would like to move to (74% and 71% respectively compared to 33% for the West End). Approximately 17% of the movers from each area would like to move to an apartment building of three or less storeys.

b) Size

Respondents from all three areas wanted to move to a residence with two or more bedrooms, however, this was a much more important consideration for False Creek and Fairview Slopes respondents than for those from the West End. As shown on Table 3-43, approximately 70% of False Creek and Fairview Slopes respondents who expected to move within the inner-city stated that they required two or more bedrooms in their new residence compared to only 34% of West End respondents.

Larger units would be desired by False Creek and Fairview Slopes respondents in part because their households were larger than West End households (with False

TABLE 3-42 : TYPE OF HOUSING DESIRED BY HOUSEHOLDS WHO EXPECT TO MOVE WITHIN THE INNER-CITY[1]

	CURRENT RESIDENTIAL AREA								
	WEST END			FALSE CREEK			FAIRVIEW SLOPES		
	N	%		N	%		N	%	
Type of housing:									
Single-detached house	7	11		2	6		2	10	
Semi- detached or duplex	4	6		3	9		1	5	
Rowhouse/Townhouse	14	22	33	19	54	74	11	52	71
Stacked Townhouse	7	11		7	20		4	19	
Apt. in bldg. of 3 strys. or less	11	17		6	17		4	19	
Apt. in bldg. of 5 strys. or more	29	45		2	6		1	5	
Apt. in bldg.-size unspecified	0	0		0	0		1	5	
Other	2	3		3	9		1	5	
Don't Know	0	0		0	0		2	10	
Total no. of respondents[2] who expect to move within the inner-city	64			35			21		

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[1] Because of multiple responses (some respondents indicated more than one type of housing), the percentage columns total to more than 100%. Similarly the sum of the respondents desiring each type of residence exceeds the total number of respondents who expect to move within the inner-city.

[2] Includes respondents who expect to move only within the inner-city and respondents who said they would move either within or out of the inner-city.

TABLE 3-43: DESIRABILITY OF SELECTED DWELLING UNIT FEATURES IN NEW UNIT BY RESPONDENTS WHO EXPECT TO MOVE WITHIN THE INNER-CITY[1]

	CURRENT RESIDENTIAL AREA								
	WEST END			FALSE CREEK			FAIRVIEW SLOPES		
	N	%		N	%		N	%	
2 or more bedrooms:									
Required	22	34	78	25	71	88	14	67	91
Desirable but not required	28	44		6	17		5	24	
Not wanted	13	20		5	14		2	10	
No answer	1	2		2	6		0	0	
2 bathrooms:									
Required	6	9		12	34		7	33	
Desirable but not required	30	47		15	43		11	52	
No wanted	24	38		6	17		3	14	
No answer	4	6		2	6		0	0	
Private outdoor space:									
Required	41	64	92	30	86	97	17	81	95
Desirable but not required	18	28		4	11		3	14	
Not wanted	2	3		0	0		1	5	
No answer	3	5		1	3		0	0	

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[1] Columns may not total to 100% due to rounding. Included in the table are respondents who expect to move only within the inner-city and those who would move either within or out of the inner-city.

Creek households being the largest). Also, the False Creek and Fairview Slopes households surveyed occupied larger dwelling units than West End households. False Creek and Fairview Slopes could also demand larger units than West End households because, as indicated by the survey results, on average they had higher incomes (particularly Fairview Slopes households).

The presence of two bathrooms in their new units was clearly less important than whether there were two or more bedrooms, particularly to the West End households surveyed. As shown on Table 3-43, 38% of West End respondents said that two bathrooms were wanted, compared to 17% and 14% for False Creek and Fairview Slopes respectively. Approximately one-third of False Creek and Fairview Slopes households expecting to move within the inner-city said that two bathrooms were required compared to only 9% of similar West End households.

c) Tenure

As with type of housing desired, the form of tenure desired by West End respondents expecting to move within the inner-city differed from that desired by False Creek and Fairview Slopes respondents. As shown on Table 3-44, the majority of West End respondents wanted to move to rental housing (56%), while most False Creek and Fairview Slopes respondents wanted to move to ownership housing (63% and 57% respectively). Co-op housing was desired by 17% and 14% of False Creek and West End respondents respectively, but by only one Fairview Slopes respondent.

TABLE 3-44 : TENURE DESIRED BY HOUSEHOLDS WHO EXPECT TO MOVE WITHIN THE INNER-CITY[1]

	CURRENT RESIDENTIAL AREA					
	WEST END		FALSE CREEK		FAIRVIEW SLOPES	
	N	%	N	%	N	%
Tenure Desired:						
Rental	36	56	8	23	9	43
Ownership	25	39	22	63	12	57
Co-op	9	14	6	17	1	5
Total no. of respondents[2] who expect to move within the inner-city	64		35		21	

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[1] Because of multiple responses (some respondents indicated more than one type of housing), the percentage columns total to more than 100%. Similarly the sum of the respondents desiring each type of residence exceeds the total number of respondents who expect to move within the inner-city.

[2] Includes respondents who expect to move only within the inner-city and respondents who said they would move either within or out of the inner-city.

d) Dwelling Unit Amenities

i) Private Outdoor Space

Private outdoor space (e.g. balcony, patio, yard) was desired by over 90% of the respondents who expected to move within the inner-city from all three areas. However, as shown on Table 3-43, its presence was more important to False Creek and Fairview Slopes respondents than to those in the West End; over 80% of False Creek and Fairview Slopes respondents would require private outdoor space in their new residences compared to only 64% of West End respondents. One reason for this difference could be that a smaller proportion of West End respondents than in the other two areas have private outdoor space in their current residences (see Section 3.3.1).

ii) Access to Recreation Facilities

Access to recreation facilities (e.g. pool, courts, gym) was seen as desirable by the majority of inner-city respondents who expected to move within the inner-city. It was not, however, seen as being essential; as shown on Table 3-45, for approximately 60% of the respondents from each area access to recreation facilities was desirable but not required and for approximately 20% it was required. Fairview Slopes respondents expecting to move within the inner-city were the least concerned with recreation facilities, with 24% stating they were not wanted, compared to 11% and 13% respectively of False Creek and West End.

TABLE 3-45: DESIRABILITY OF SELECTED BUILDING AMENITIES IN NEW HOUSING BY RESPONDENTS WHO EXPECT TO MOVE WITHIN THE INNER-CITY[1]

	CURRENT RESIDENTIAL AREA					
	WEST END		FALSE CREEK		FAIRVIEW SLOPES	
Access to recreation facilities:	N	%	N	%	N	%
Required	17	27 ⎤	8	23 ⎤	4	19 ⎤
Desirable but not required	38	59 ⎦ 86	22	63 ⎦ 86	12	57 ⎦ 76
Not Wanted	8	13	4	11	5	24
No answer	1	2	1	3	0	0
Reserved parking (night only):						
Required	10	16	8	23	5	24
Desirable but not required	16	25	7	20	1	5
Not wanted	21	33	8	23	6	29
No answer	16	25	12	34	9	43
Reserved parking (24 hrs./day)						
Required	32	50	27	77	18	86
Desirable but not required	13	20	4	11	1	5
Not wanted	16	25	2	6	2	10
No answer	3	5	2	6	0	0

[1] Columns may not total to 100% due to rounding. Included in the table are respondents who expect to move only within the inner-city and respondents who would move either within or out of the inner-city.

iii) Reserved Parking

The presence of 24-hour reserved parking was deemed to be important by respondents who expected to move within the inner-city, particularly by those in Fairview Slopes and False Creek. As shown on Table 3-45, 86% and 77% respectively of Fairview Slopes and False Creek respondents said they would require reserved parking 24 hours a day with their new inner-city residence. Only 50% of West End respondents stated that they would require reserved 24-hours/day parking. West End respondents were likely less concerned with parking because a smaller percentage drive to work than respondents in False Creek or Fairview Slopes.

Reserved parking at night only was not seen as a satisfactory alternative to 24-hours/day reserved parking. As seen on Table 3-45, the majority of respondents either did not want this type of parking or didn't answer the question, many because they had already stated they wanted reserved parking 24-hours/day.

3.3.3 Summary

The type of housing inner-city residents currently occupy varies from one residential area to another. West End residents are almost exclusively apartment dwellers, the majority in buildings of five storeys or more. Of the three inner-city areas surveyed, the West End had the largest proportion of small dwelling units (bachelor and one-bedroom). It was also the area with the smallest percentage of units with private outdoor space or access to recreation facilities.

In contrast, the housing of Fairview Slopes and False Creek is primarily low-rise apartments and rowhouse-townhouse complexes (including stacked townhouses). In terms of size, on average the Fairview Slopes units of those surveyed were larger than West End units, with False Creek units being the largest. Also, a larger proportion of False Creek and Fairview Slopes units had private outdoor space and access to recreation facilities than those in the West End.

It appears that to a large degree inner-city households would like to continue occupying the type of housing they currently occupy. As shown in Section 3.2, the largest percentage of respondents who expected to move within the inner-city expected to do so within their current residential areas. The largest percentage of West End respondents expecting to move within the inner-city wanted to move to a high-rise apartment building while the largest percentage of False Creek and Fairview Slopes respondents wanted to move to a rowhouse, townhouse or stacked townhouse.

West End respondents who expected to move within the inner-city also differed from False Creek and Fairview Slopes respondents in terms of the desired tenure and dwelling unit size, and in whether or not they required private outdoor space and reserved parking. To generalize, the majority of False Creek and Fairview Slopes respondents who expected to move within the inner-city desired ownership housing, with two or more bedrooms, private outdoor space, and reserved parking. A greater proportion of West End than False Creek and Fairview Slopes respondents desired rental housing; and a smaller proportion of West End movers desired units of two of more bedrooms, with private outdoor space and with reserved parking. As pointed out within this section, the reasons for the difference between the West End respondents and other inner-city respondents lies largely in the kind of housing they currently occupy and where they expect to move in the inner-city.

3.4 How Much Are People Willing to Pay for Inner-city Housing?

The households who expected to move were asked how much they were willing to spend per month on their new housing. The results to this question are presented in Table 3-46.

Of the inner-city respondents who expected to move within the inner-city, those in the West End were willing to spend the least on their housing and those in Fairview Slopes the most. The average amount West End respondents would spend was $465 per month compared to $690 and $750 for False Creek and Fairview Slopes respectively. 63% of West End respondents would spend only between $200 and $499 monthly compared to 29% of respondents in both False Creek and Fairview Slopes.

The largest proportion of False Creek households (31%) would spend between $500 and $699 while the largest proportion of Fairview Slopes respondents (38%) would spend between $700 and $999. Only six suburban respondents expected to move to the inner-city; five of those six would spend less than $700 per month on their housing.

These results fit with the earlier findings: West End residents, who will spend the least on their housing, have the lowest incomes and housing expenditures of all current inner-city residents while Fairview Slopes residents, who will spend the most, have the highest incomes and housing expenditures.

TABLE 3-46: HOW MUCH SURVEYED HOUSEHOLDS WHO EXPECT TO MOVE TO OR WITHIN THE INNER-CITY ARE WILLING TO PAY FOR HOUSING[1]

	WEST END		FALSE CREEK		FAIRVIEW SLOPES		SUBURBAN SAMPLE	
MONTHLY HOUSING EXPENDITURE:	N	%	N	%	N	%	N	%
$200 - $499	40	63	10	29	6	29	2	33
$500 - $699	15	23	11	31	3	14	3	50
$700 - $999	8	13	7	20	8	38	0	0
$1000 - $1499	0	0	2	6	2	10	0	0
$1500 and more	0	0	3	9	2	10	1	17
No Answer	1	2	2	6	0	0	0	0
TOTAL	64		35		21		6	
MEAN	$465		$690		$750		n/a	
STANDARD DEVIATION	$165		$350		$365		n/a	

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[1] Percentages may not total to 100% due to rounding. Included in the table are respondents who expected to move only within the inner-city and those who would move either within or out of the inner-city.

3.5 Why Do People Want to Live in the Inner-City?

In this section, the reasons why current residents live in the inner-city are first identified, then the reasons why residents would move within the inner-city, and finally, the reasons why suburban respondents would consider moving to the inner-city.

3.5.1 Reasons for Current Inner-city Residents Living in the Inner-city

The respondents were asked to rate a list of factors in determining where they currently lived as being "essential", "very important", "important", or "unimportant" (see Table 3-47). Factors given some level of importance are assumed to be indicative of why respondents live in their current locations. To identify distinctive reasons for inner-city living, the rating of factors by inner-city respondents is compared to that of the suburban respondents.

All factors were considered "essential", "very important", or "important" by a large percentage of inner-city respondents, with the exception of number of children in neighbourhood (reflecting the small number of inner-city households with children). The factor carrying the greatest importance was price of dwelling unit, rated "essential" by 30% of the inner-city respondents and given some level of importance by over 90%. Other factors given some level of importance by approximately 90% of the inner-city respondents were the quality and type of dwelling unit, the safety and cleanliness of neighbourhood, and the accessibility to shopping.

TABLE 3-47: FACTORS DETERMINING RESIDENTIAL LOCATION- COMPARISON OF INNER-CITY & SUBURBAN RESPONDENTS[1]	RATED AS ESSENTIAL (% of respondents)			RATED AS ESSENTIAL, VERY IMPORTANT OR IMPORTANT (% of respondents)			RATED AS UNIMPORTANT (% of respondents)		
	IC* Total	Weighted IC Total	Suburban Sample	IC* Total	Weighted IC Total	Suburban Sample	IC* Total	Weighted IC Total	Suburban Sample
Access to:									
Downtown	10	10	6	83	82	41	14	13	55
Work	19	19	13	80	76	80	12	12	16
Parks	15	19	6	84	83	61	12	13	36
A Body of Water	17	16	5	81	78	43	15	16	51
To shopping	14	15	18	91	89	91	8	9	7
Entertainment/Cultural Facilit.	9	9	3	80	74	57	15	19	37
Neighbourhood Characteristics:									
Neighbourhood Character	18	13	22	91	86	97	5	8	0
" Safety	25	20	35	94	90	95	3	5	3
" Quiet	16	15	26	88	82	96	9	12	2
" Cleanliness	19	20	25	94	91	97	3	3	0
Type of people in Neighbourhood	10	11	19	80	74	88	14	17	9
No. of children "	6	4	7	48	39	64	45	50	32
Quality of Housing	13	13	21	87	84	95	8	10	1
Quality of Streets, curbs	12	12	17	82	79	88	13	15	8
" Parks	13	14	9	85	82	80	10	11	16
" Shopping	10	11	12	86	82	84	10	8	12
" Public Services (libraries, schools, etc.)	10	11	15	70	71	81	25	22	14
Dwelling Unit Characteristics									
Price	29	30	17	91	91	89	4	3	8
Size	15	14	12	89	89	94	6	8	4
Quality	20	21	23	93	93	94	1	1	2
Type (townhouse, apt., etc.)	10	11	28	74	74	93	18	19	6
Amenities (yard, pool, balcony)	15	11	21	79	79	92	14	17	6
Amt. of Maintenance Required	10	11	8	79	79	87	11	12	10
Type of Tenure (rental, coop, ownership)	17	15	26	77	77	93	14	15	5
N	469	469	127	469	469	127	469	469	127

*IC = Inner City

[1] Not shown are the percentage of respondents who either had no opinion or did not answer the question.

The importance of access factors to inner-city residents is evident when compared to the suburban sample. As shown on Table 3-47, over 80% of the inner-city respondents gave access to downtown some importance compared to only 41% of the suburban respondents. Other access factors rated as "essential", "very important", or "important" by a larger percentage of inner-city than suburban respondents included the following:

- -- access to parks (83% compared to 61%)
- -- access to a body of water (78% compared to 43%)
- -- access to entertainment/cultural facilities (74% compared to 57%)

Access to work and to shopping were given a high level of importance by both inner-city and suburban households.

Inner-city respondents rated several dwelling units characteristics less important than did the suburban respondents. The type of dwelling unit, its amenities and the form of tenure were considered as "essential", "very important" or "important" by only approximately 70% of inner-city respondents compared to over 90% of suburban respondents. These results are not surprising given that a much larger percentage of suburban than inner-city respondents own their homes. Not surprisingly, given the larger percentage of suburban households with children, the number of children in the neighbourhood was more important to suburban households.

There were few differences between the inner-city areas in terms of the factors their residents considered important in determining where they lived (see Table 3-48). Neighbourhood safety, cleanliness and character were highly rated by respondents from all three areas, with False Creek respondents giving them the highest rating. Similarly the price and quality of dwelling unit were important considerations to residents of all three areas.

TABLE 3-48: FACTORS DETERMINING RESIDENTIAL LOCATION- COMPARISON OF INNER-CITY AREAS[1]	RATED AS ESSENTIAL (% of respondents)			RATED AS ESSENTIAL, VERY IMPORTANT OR IMPORTANT (% of respondents)			RATED AS UNIMPORTANT (% of respondents)		
	West End	False Creek	Fairview Slopes	West End	False Creek	Fairview Slopes	West End	False Creek	Slopes
Access to:									
Downtown	11	10	5	84	83	80	13	15	15
Work	19	17	24	77	77	95	13	12	5
Parks	20	11	10	85	87	78	13	10	14
A body of Water	16	18	17	80	82	76	16	14	14
Shopping	16	14	5	91	93	86	9	6	12
Entertainment/Cultural facil.	9	9	7	75	84	83	20	12	10
Neighbourhood Characteristics:									
Neighbourhood Character	13	26	10	87	97	92	9	1	3
" Safety	20	31	22	91	97	95	6	0	2
" Quiet	15	19	12	83	93	89	13	5	9
" Cleanliness	21	19	9	93	96	89	3	1	7
Type of People in Neighbourhood	11	12	3	75	86	78	18	8	17
No. of Children "	4	9	2	38	59	48	52	36	49
Quality of Housing	14	13	5	85	92	82	10	3	15
" Streets/Curbs	13	12	5	81	87	73	15	8	20
" Parks	15	12	9	84	88	77	11	7	15
" Shopping	12	10	3	87	85	81	8	10	17
" Public Services (libraries, schools, etc.)	11	10	7	73	72	56	21	24	41
Dwelling Unit Characteristics:									
Price	31	29	22	93	88	94	3	6	3
Size	14	19	12	86	92	88	9	4	3
Quality	22	21	10	93	94	90	1	2	2
Type (townhouse, apt., etc.)	11	10	9	72	78	71	20	14	20
Amenities (yard, pool, balcony)	11	19	14	75	85	75	18	7	22
Amount of Maintenance Required	11	11	3	78	84	70	12	6	20
Type of Tenure (rental, coop, ownership)	15	20	17	73	80	80	16	11	14
N	220	188	59	220	188	59	220	188	59

[1] Not shown are the percentage of respondents who either had no opinion or did not answer the question.

Fairview Slopes respondents were more concerned with access to work than other inner-city respondents; 95% gave it some level of importance compared to 77% of False Creek and West End respondents. Reasons for this are that Fairview Slopes was the inner-city area with the largest proportion of respondents from two-income-earner households and with the lowest percentage of retired income earners. False Creek respondents gave more importance to the number of children in the neighbourhood; it was also the inner-city area with the largest proportion of households with children.

Another difference between the areas was that a relatively smaller percentage of Fairview Slopes respondents gave some level of importance to the quality of neighbourhood public services (schools, senior citizen's centres, etc). This could be explained by the fact that Fairview Slopes has fewer households with children than False Creek and fewer senior citizens than the West End.

3.5.2 Reasons for Current Inner-city Residents Moving Within the Inner-city

The reasons inner-city residents would move within the inner-city were identified in two ways:

a) Respondents who expected to move from their current residences were asked to indicate up to three reasons for moving and where they expected to move.

b) Respondents who would consider moving to another residence in the inner-city were asked to identify the three most important reasons for doing so.

The results of these two analyses are presented in this section.

a) Respondents Who Expect to Move Within the Inner-city

The reasons for moving given by respondents who expected to move within the inner-city are shown on Table 3-49.[12] The reason most often given for expecting to move within the inner-city was to obtain a larger unit (43% of the False Creek and Fairview Slopes respondents, 34% of the West End respondents). The second most often mentioned reason by False Creek and West End respondents (37% and 28% respectively) was to obtain a better quality unit. This was the third most often mentioned reason given by Fairview Slopes respondents (24%). The second most often mentioned reason by Fairview Slopes respondents was to obtain an ownership unit (29%). This reason was also given by a relatively large percentage of False Creek and West End respondents (26% and 23% respectively).

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[12] It should be noted that the number of Fairview Slopes and False Creek respondents who expected to move within the inner-city was small (21 and 35 respectively). As a result, only a few respondents giving a reason equates to a relatively large percentage (e.g. 4 respondents equates to 19% of the Fairview Slopes respondents expecting to move within the inner-city). However, even if the results are considered with this qualification in mind, they still appear to give some indication of why inner-city respondents would move within the inner-city.

TABLE 3-49: REASONS GIVEN FOR EXPECTING TO MOVE WITHIN THE INNER-CITY[1]

	CURRENT RESIDENTIAL AREA					
	WEST END		FALSE CREEK		FAIRVIEW SLOPES	
	N	%	N	%	N	%
Reason Given:						
For an ownership unit	15	23	9	26	6	29
For a co-op unit	7	11	1	3	2	10
For a better quality unit	18	28	13	37	5	24
For a larger unit	22	34	15	43	9	43
For a smaller unit	3	5	4	11	2	10
For a different type of unit	14	22	10	29	4	19
For a safer neighbourhood	7	11	0	0	0	0
Rising Rents/To find cheaper housing	8	13	1	3	3	14
Other	3	5	5	14	3	14
Total No. of Respondents who Expect to move within Inner-City	64		35		21	

[1] Included in the households who would consider moving within the inner-city are households who expect to move either within or out of the inner-city. Respondents could identify up to three reasons for doing so; hence the total of respondents giving each reason exceeds the total number of respondents expecting to move within the inner-city. For the same reason, the percentage columns do not total to 100%. Not shown on the table are reasons given by less than 10% of the respondents from all three areas. These reasons include: for a rental unit; for a low maintenance unit.

A large proportion of False Creek respondents (29%) gave "to obtain a different type of unit" (e.g. townhouse, apartment) as a reason for moving. This reason was also mentioned by a relatively large proportion of Fairview Slopes and West End respondents (19% and 22% respectively). Fairview Slopes and West End respondents were more concerned with rising housing costs than False Creek respondents, with approximately 13% from each area giving it as a reason for moving compared to only 3% of False Creek respondents. "To find a safer neighbourhood" was mentioned by 11% of the West End respondents compared to none of the False Creek and Fairview Slopes respondents.

As shown on Table 3-35 in Section 3.2, the largest percentage of respondents who expected to move within the inner-city expected to do so within their current areas. Analysis shows that the reasons for expecting to move within their own areas were the same for respondents from all three inner-city areas (see Table 3-50). The most often given reason was to move to a larger unit, while the second and third most often given reasons were to obtain a better quality unit and to obtain an ownership unit.

b) Respondents Who Would Consider Moving Within the Inner-city

Respondents who would consider moving within the inner-city were asked to identify three reasons for doing so (shown on Table 3-51). Accessibility to work was the reason given most often by West End and Fairview Slopes respondents (41% and 39% respectively) but by only 26% of False Creek respondents where "character of neighbourhood" was given the most often (47%). Character of neighbourhood was also important to West End and Fairview Slopes respondents, being mentioned by close to 40% from both areas.

TABLE 3-50:REASONS FOR EXPECTING TO MOVE WITHIN CURRENT RESIDENTIAL AREA[1]

	CURRENT RESIDENTIAL AREA					
	WEST END		FALSE CREEK		FAIRVIEW SLOPES	
Reason Given:	N	%	N	%	N	%
For a larger unit	15	37	12	40	7	54
For a better quality unit	12	29	10	33	4	31
For an ownership unit	11	27	8	27	4	31
Rising Rents/To find cheaper unit	7	17	1	3	2	15
For a different type of unit	6	15	8	27	2	15
Total No. of Respondents who expect to move within Current Area	41		30		13	

[1] Respondents could identify up to three reasons for expecting to move within their current residential areas; hence, the total of respondents giving each reason exceeds the total number of respondents expecting to move within the inner-city. For the same reason, the percentage columns do not total to 100%. Only the most often mentioned reasons are shown on this table.

ABLE 3-51 : REASONS GIVEN BY HOUSEHOLDS FOR CONSIDERING MOVING WITHIN THE INNER-CITY[1]

	CURRENT RESIDENTIAL AREA					
	WEST END		FALSE CREEK		FAIRVIEW SLOPES	
	N	%	N	%	N	%
Reason Given:						
Accessibility to work	54	41	25	26	18	39
Accessibility to downtown	26	20	18	19	7	15
Accessibility to parks	28	21	15	16	7	15
Accessibility to body of water	32	24	25	26	8	17
Accessibility to shopping	17	13	3	3	5	11
Accessibility to cultural/entertain. facilities	13	10	7	7	14	30
Low-maintenance housing available	14	11	10	10	3	7
Tenure of units available	17	13	25	26	6	13
Type of units available	40	31	23	24	8	17
Quality of inner-city housing	23	18	27	28	11	24
Character of neighbourhood	52	40	46	47	17	37
A reason w.r.t. low cost of housing	10	8	4	4	11	24
No Answer	12	9	7	7	4	8

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[1] Not shown are reasons which were given by less than 10% of the respondents from each of the inner-city areas. These included: small housing units available; to purchase a unit; access to view; investment potential; to obtain a larger unit; given notice/eviction; size and type of units available; access in general; and others.

Other often-mentioned reasons given by West End respondents for considering moving within the inner-city were the "type of units available" (31%), "accessibility to a body of water" (24%), and "accessibility to parks" (21%). "Accessibility to a body of water" and "type of units available" were also mentioned often by a large proportion of False Creek respondents, but only 16% mentioned accessibility to parks. None of these three reasons were important to Fairview Slopes respondents.

The second most often mentioned reason given by False Creek respondents was "quality of inner-city housing" (28%). This factor was also identified by a relatively large percentage of West End and Fairview Slopes respondents (18% and 24% respectively). False Creek respondents were more concerned with the tenure of units available than West End or Fairview Slopes respondents; 26% gave it as a reason compared to 13% of both West End and Fairview Slopes respondents. "Accessibility to shopping" was mentioned by only 3% of False Creek respondents compared to approximately 12% of those in the West End and Fairview Slopes.

Factors mentioned more often by Fairview Slopes respondents than those in the West End and False Creek include "accessibility to entertainment/cultural facilities" and a reason relating to low-cost housing. "Access to entertainment/cultural facilities" was given by 30% of the Fairview Slopes respondents compared to only 10% and 7% respectively of those in the West End and False Creek while a reason relating to low-cost housing was given by 24% of Fairview Slopes respondents compared to 8% and 4% of those from the West End and False Creek respectively. It seems likely that the Fairview Slopes respondents who said they would move within the inner-city because low-cost housing is available are persons living in old low-rent houses (many awaiting demolition) who expect to move into similar premises.

Part of the reason for the differences in reasons given by respondents from the three areas lies in where each group would consider moving. As described in Section 3.2 the largest percentage of respondents who would consider moving within the inner-city would do so within their current areas. Table 3-52 shows why inner-city respondents would consider moving within their own areas. "Accessibility to work" was the most often mentioned reason for West End and Fairview Slopes respondents; however, "character of neighbourhood" was given most often by False Creek respondents for considering moving within False Creek (53%). It was also given as a reason for moving by approximately one-third of the West End and Fairview Slopes respondents who would consider moving within their current areas.

3.5.3 Reasons for Suburban Residents Considering Moving to the Inner-city

As shown on Table 3-53, the reason most often given by suburban respondents for considering moving to the inner-city was "character of neighbourhood", given by 35% of the respondents. The next most often given reasons were "accessibility to parks" and "type of units available" (29% each), followed by "accessibility to work", "accessibility to a body of water", " accessibility to entertainment/cultural facilities", and "tenure of units available" (24% each).

Table 3-36 in Section 3.2 shows that the largest percentage of suburban respondents would consider moving to False Creek (71%) and B.C. Place (53%). It is not surprising that False Creek is the most popular because its character is the most suburban of the three inner-city areas: lowest density; mix of families, singles, etc. It also has spacious parks, is on the water, and has a variety of types and tenure of units. It is somewhat surprising, however, that B.C. Place is highly rated by the

TABLE 3-52: REASONS GIVEN BY HOUSEHOLDS FOR CONSIDERING MOVING WITHIN THEIR CURRENT RESIDENTIAL AREAS[1]

	WEST END WITHIN WEST END		FALSE CREEK WITHIN FALSE CREEK		FAIRVIEW SLOPES WITHIN FAIRVIEW SLOPES	
	N	%	N	%	N	%
Reason Given:						
Accessibility to work	32	44	17	27	13	39
Accessiblilty to downtown	17	24	11	17	6	18
Accessiblilty to parks	22	31	8	13	5	15
Accessibility to body of water	21	29	13	20	5	15
Accessibility to shopping	14	19	1	2	3	9
Accessibility to cultural/entertainment facilities	7	10	4	6	11	33
Low maintenance housing available	8	11	5	8	2	6
Tenure of units available	7	10	17	27	4	12
Type of units available	19	26	15	23	4	12
Quality of housing	8	11	20	31	7	21
Character of neighbourhood	22	31	34	53	11	33
A reason w.r.t. low cost of housing	7	10	3	5	8	24
No answer	12	17	4	6	2	6

[1] Not shown are reasons which were given by less than 10% of the respondents from each of the inner-city areas. These included: small housing units available; to purchase a unit; access to view; investment potential; to obtain a larger unit; given notice/eviction; access in general; and others.

TABLE 3-53: REASONS GIVEN BY SUBURBAN RESPONDENTS FOR MOVING TO THE INNER-CITY[1]

Reason:	N	%
Character of neighbourhood	6	35
Type of units available	5	29
Accessibility to parks	5	29
Accessibility to work	4	24
Accessibility to body of water	4	24
Accessibility to entertainment/ cultural facilities	4	24
Tenure of units	4	24
Quality of inner-city housing	3	18
Low-maintenance housing available	3	18
Other	3	18
Accessibility to downtown	2	12
No reason	5	29
Total no. of respondents who would consider moving to the inner-city	17	

[1] Respondents could identify up to 3 reasons. Therefore, the total of respondents giving each reason exceeds the total no. of respondents who would consider moving to the inner-city and the percentage column totals to more than 100%. Not shown are the reasons given by less than 10% of the respondents.

suburban respondents because it does not yet exist and therefore its neighbourhood character, type of units, etc. are not known.

Only one respondent mentioned the availability of small units in the inner-city as a reason for considering moving there. However, of the six suburban respondents who expected to move to the inner-city, three mentioned "for a smaller unit" as one of their reasons. "For a low maintenance unit" and "for a safer neighbourhood" were given as reasons for moving by two of the six respondents expecting to move to the inner-city. No other reason was given by more than one of those respondents.

3.5.4 Summary

People want to live in the inner-city because of the characteristics of inner-city neighbourhoods and housing, and the accessibility to work, shopping, downtown and so on.

Price of dwelling unit was the factor given the most importance in determining where current inner-city respondents live. Other features given a very high level of importance were the quality and type of dwelling unit, and the safety and cleanliness of the neighbourhood. Access factors given the most importance were access to shopping, downtown, and parks. Inner-city respondents differed from suburban respondents in that access to downtown was not important to suburban respondents. Inner-city respondents also rated access to a body of water, parks, and entertainment/cultural facilities as more important than did suburban respondents.

Analysis of the reasons for expecting to move within the inner-city does not indicate that any inherent inner-city characteristics are keeping these people in the inner-city (e.g. accessibility to downtown). People expected to move within the inner-city primarily to change some aspect of their dwelling unit. They wanted to move to larger units, to better quality units, and to ownership units.

However, analysis of the reasons given for considering moving within the inner-city does indicate that the inner-city has some special characteristics that people value. Inner-city residents appear to value the accessibility to work afforded by living in the inner-city and the character of inner-city neighbourhoods; these were the reasons given most often for considering moving within the inner-city. Other reasons frequently given were accessibility to a body of water, downtown, and parks, and the type and quality of dwelling units available. Also, a large proportion of Fairview Slopes respondents gave accessibility to entertainment/cultural facilities as a reason for moving within the inner-city.

Character of neighbourhood was also the reason given most often by suburban respondents for considering moving to the inner-city. Other reasons mentioned were accessibility to parks, entertainment/cultural facilities, work and a body of water. The characteristics of inner-city housing were also given as a reason by suburban respondents who would consider moving to the inner-city (i.e. the tenure, type and small size of units available).

4.0 Conclusions

The objective of this study, as outlined in the introduction, has been to provide input for the development of housing in Vancouver's inner-city by answering the following questions:

- Who wants to live in the inner-city?
- What kind of housing do people want to occupy in the inner-city?
- Where in the inner-city do people want to live?
- How much are people willing to pay for inner-city housing?
- Why do people want to live in the inner-city?

The study focused on two markets for inner-city housing: people living in Vancouver suburbs and people currently living in the Vancouver inner-city. It did not address people who live between the suburbs and the inner-city (e.g. people who live in the City of Vancouver outside the inner-city) or people who live outside of the Vancouver region.

In doing the study, it became obvious that the answers to the above questions frequently overlap or are dependent on one another. In particular, it was found to be impossible to identify the type of people who want to live in the inner-city or the kind of housing they want to occupy without considering the area in which they want to live. Each area comprising the inner-city is different in character and appeals to different types of people who want to occupy different types of housing.

Conclusion #1

Only a small proportion of suburban households want to live in the inner-city (less than 5% of the suburban households surveyed expected to move to the inner-city and only 13% would consider doing so). Those who will move to the inner-city are primarily upper-income households ($40,000 or more per annum), with their primary income earner employed as a professional or technical worker. They are primarily households headed by persons aged 25-34 years and comprised of three or less persons, often including one child. They are currently renters and pay more than $700 per month on their housing.

It was anticipated that the survey results would show "empty nesters" (persons whose children have grown up and left the household) interested in moving to the inner-city; however, this expectation was not supported by the data. While the majority of suburban respondents 45-64 years of age expected to move from their current residences, very few would consider moving to the inner-city. Only a small proportion of suburban respondents 65 years of age or older expected to move from their current residences and few of them would consider moving to the inner-city.

Historically, the inner-city (the West End in particular) has been an areas where 18-24 year olds from the suburbs have moved to form their first households independent of their families. Because the questionnaires were completed by the head of household, few of whom were in this age cohort, this market for inner-city housing was not investigated.

Conclusion #2

The majority of West End and False Creek households want to continue living in the inner-city while Fairview Slopes households are more likely to leave the inner-city. This conclusion is based on the finding that the majority of West End and False Creek households surveyed expected to continue living in their current residences or to move within the inner-city while less than 50% of the Fairview Slopes households expected to do so.

Households Who Will Continue Living in their Current Residences

False Creek households are the most likely inner-city households to remain in their current residences while Fairview Slopes households are the least likely to do so. Households not expecting to move are primarily those with lower incomes, often comprised of one elderly, retired person. If the income earner still works, he/she works within the City of Vancouver. Co-op residents are less likely to move than owner-occupiers or renters.

Households Who Will Move Within the Inner-City

Of inner-city households who expect to move, a relatively large proportion will move within the inner-city. Survey results show that of the inner-city households who expected to move from their current residences (70%, 48% and 88% respectively from the West End, False Creek and Fairview Slopes), approximately one-third planned to move within the inner-city and the majority would consider doing so.

It is difficult to characterize households that will move within the inner-city because few of the demographic and socio-economic characteristics considered in the study appear to have any bearing on whether households move within or out of the inner-city.

Households most likely to expect to move out of the inner-city were those headed by persons under 35 years of age; however, the majority of these households would consider moving within the inner-city. There appears to be an attitude change in inner-city residents when they reach their mid to late 30s in that they no longer aspire to move to the suburbs and accept inner-city living as a more permanent situation.

False Creek and Fairview Slopes households headed by persons who work within the City of Vancouver were more likely to move within the inner-city than those headed by persons working outside the city; however, this finding was not true of West End households. Large inner-city households were more likely to move from the inner-city than small inner-city households; however, False Creek was the only inner-city area that had many large households.

Conclusion #3

The majority of households who expect to move within the inner-city plan to move within their current areas; for example, West End households want to move within the West End. (Of the total households surveyed, 25%, 16% and 29% respectively from the West End, False Creek and Fairview Slopes expected to move within the inner-city; see Table 3-34A).

False Creek is the inner-city area with the broadest market. A large proportion of the respondents from other inner-city areas would consider moving there and it was the most often mentioned destination by suburban respondents who would consider moving to the inner-city.

Based on the fact that respondents either expected to move to the area or would consider doing so, Fairview Slopes is also attractive to residents of other inner-city areas and the suburbs, though to a lesser degree than False Creek. On this same basis, the West End is less attractive to residents of other inner-city areas (particularly of False Creek residents) and to suburban residents. B.C. Place and Yaletown-South Downtown appeal to residents of other inner-city areas and to suburban residents but to a lesser degree than the existing inner-city residential areas. The appeal of the downtown as a residential area is very limited with Fairview Slopes residents being the most likely of current inner-city residents to move there.

Conclusion #4

Results of the questionnaire survey show differences between the households residing in each of the inner-city areas (e.g., there are more seniors living in the West End and False Creek than in Fairview Slopes). This factor combined with the fact that the majority of households expecting to move plan to do so within their current areas results in there being differences in the housing markets in each of the inner-city areas. The differences, as outlined in Section 3, are briefly reviewed as follows:

- the type of units desired in the False Creek and Fairview Slopes areas are townhouses and low-rise apartments (3 storeys or less) whereas high-rise apartment units are desired in the West End in addition to townhouse and low-rise apartment units

- a larger proportion of ownership units are desired in Fairview Slopes and False Creek than in the West End

- the market for West End housing is households with lower incomes than those in False Creek and Fairview Slopes

- there is a greater market for housing for 18-24 year olds in the West End and Fairview Slopes than in False Creek

- there is a greater market for housing for seniors and retired persons in False Creek and the West End than in Fairview Slopes

- there is a greater market for family housing in False Creek than in Fairview Slopes or the West End

In general, persons of all incomes and ages want to live in the inner-city, but the age and income distribution of residents varies with each inner-city area. It is not clear that low-income households want to live in the inner-city; they may do so because they can afford to (this is particularly true of residents of subsidized housing in False Creek and the West End).

It is also not clear to what extent the type of housing people say they want to live in is determined by the type of housing available. For example, do people wanting to move within the West End say they want to live in high-rise units because they have a strong desire to live in high-rise units or because they want to live in the West End where the majority of units are in high-rise buildings?

Conclusion #5

Households who want to live in the inner-city are primarily those whose primary income earners are employed in one of the following employment categories:

- professional-technical
- clerical
- manager-proprietor-administrator
- sales
- service
- retired

These categories comprised over 80% of the primary income earners of the surveyed inner-city households. Of these households, the only ones likely to leave the inner-city were those whose primary income earners were professional-technical workers; however, households whose primary income earners were in this category were the most likely suburban households to move to the inner-city.

The effect of work location on the desire to live in the inner-city is less clear. It was a very important factor determining why Fairview Slopes respondents live in their current residences but less so for False Creek and West End respondents

(Fairview Slopes had the highest proportion of two-income-earner households and the lowest proportion of retired income earners). Of respondents who expected to move, those from False Creek and Fairview Slopes were more likely to move within the inner-city if the primary income earner worked within the City of Vancouver than when he/she worked outside the city. However, West End households were less likely to move within the inner-city when the primary income earner worked within the city than when he/she worked outside the city. Seemingly contrary to this finding, the reason most often given by West End households for moving within the inner-city was access to work. This reason was also the most often given by Fairview Slopes respondents who would consider moving within the inner-city but was not one of the most often given reasons by False Creek respondents. Finally, work location had no bearing on whether suburban respondents would consider moving to the inner-city.

Conclusion #6

Fairview Slopes and False Creek households who expect to move within the inner-city are willing to pay considerably more for their housing than households in the West End.

The majority of West End households were willing to spend less than $500 per month on their housing while the largest proportion of False Creek and Fairview Slopes households would spent $500-$699 and $700-$999 respectively. Because most households who expected to move within the inner-city expected to move within their current areas, it appears that developing housing in the West End, on the basis of potential revenue, would entail more risk than in False Creek or Fairview Slopes.

The dollar figures quoted include the rent or mortgage payment plus the monthly cost of heating, lights, taxes, and maintenance. Some households may have understated the amount they are willing to pay; however, analysis of the incomes of households expecting to move within the inner-city also indicates that Fairview Slopes and False Creek would be more favourable development areas than the West End. False Creek and Fairview Slopes respondents, on average, had higher average household incomes than West End. Also, the suburban respondents most likely to consider moving to the inner-city were those from high-income households and False Creek was the area most would consider moving to; and high-income West End households were more likely to expect to leave the inner-city than other West End households.

One of the reasons often given by inner-city respondents for expecting to move within the inner-city was to obtain an ownership unit. Based on the amount that these households stated they were willing to pay for housing it is questionable whether the market exists for ownership housing, particularly the West End.

Conclusion #7

Dwelling units developed in the inner-city should have the following characteristics:

- 2 or more bedrooms (particularly housing built in False Creek and Fairview Slopes)
- private outdoor space (e.g. patio, balcony, yard)
- reserved parking (24 hours/day)

Approximately 70% of False Creek and Fairview Slopes respondents who expected to move within the inner-city stated that two or more bedrooms were required in their new unit. Also, the reason most often given by False Creek and Fairview Slopes respondents for moving within the inner-city was to move to a larger unit. This finding would also apply for B.C. Place because a large proportion of False Creek and Fairview Slopes respondents would consider moving to B.C. Place. The presence of two or more bedrooms was seen as desirable by the majority of West End households who expected to move within the inner-city, but was required by only 34%.

Similarly, private outdoor space and reserved parking 24 hours/day were required in their new dwelling units by most False Creek and Fairview Slopes respondents who expected to move within the inner-city. A lesser proportion of West End respondents required these features but most considered them at least desirable.

Conclusion #8

In addition to the dwelling unit features mentioned, the following factors should be considered in the development and marketing of inner-city housing:

- its accessibility to work
- its accessibility to downtown
- its accessibility to parks
- its accessibility to shopping
- its accessibility to entertainment/cultural facilities
- its accessibility to a body of water
- character of inner-city neighbourhoods

- neighbourhood quiet, safety, and cleanliness
- quality of parks, housing, streets and curbs, public services
- price of housing

All of these factors were important in determining why current inner-city respondents live in the inner-city, why inner-city respondents would move within the inner-city, and why suburban respondents would consider moving to the inner-city.

It is not clear exactly what respondents meant when they said "neighbourhood character" was important. However, it seems likely that this term might be used to describe a combination of neighbourhood characteristics that make the inner-city attractive: the proximity to good quality parks and the ocean; the quality of housing, streets and curbs in the area; the safety and cleanliness of the neighbourhood; and so on.

Some of these factors are more important in one area than another. Accessibility to work and entertainment/cultural facilities was more important to Fairview Slopes respondents than other inner-city respondents, while neighbourhood characteristics generally (e.g. quality of parks, public services, streets and curbs, etc.) were more important to False Creek respondents than to respondents of other areas.

Price of housing was the most important factor in determining where inner-city respondents live. Low-income households in particular gave price of housing as an "essential" determinant of where they live, but households of all incomes said that it was a very important determinant. Therefore, careful consideration must be given to the pricing of housing developed in the inner-city.

APPENDIX A:
COVERING LETTER

THE
UNIVERSITY OF BRITISH COLUMBIA

FACULTY OF COMMERCE AND BUSINESS ADMINISTRATION

To the Head of the Household:

I am writing to ask your help in a study of the market for inner-city housing in Vancouver. I am interested in determining who wants to live in the inner-city and who does not, and for what reasons. This research will identify factors that must be considered in developing new inner-city neighbourhoods that suit the needs and desires of Vancouver residents.

Your name is part of a random sample that has been chosen for this study. I am very interested in your input, regardless of whether you currently live in the inner-city or in the suburbs. All your responses will be held in strictest confidence.

This study forms part of my Masters Degree Thesis in Urban Land Economics in the Faculty of Commerce and Business Administration at the University of British Columbia. Please help me with this research by completing the attached questionnaire. It can be returned in the self-addressed stamped envelope enclosed. If you would like a copy of the results of this study, fill in the bottom portion of this letter and return it either with the completed survey or separately. If you have any questions, I can be contacted at 874-8879.

I look forward to receiving your completed questionnaire. I would appreciate it if you could return it by June 4, 1982. Thank you in advance for your time and consideration.
Sincerely,

Craig Homewood

Craig Homewood

Please send a copy of the survey results to:

____

____

____

2055 MAIN MALL, UNIVERSITY CAMPUS, VANCOUVER, B.C., CANADA V6T 1Y8 (604) 228 2191

1-5
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QUESTIONNAIRE

1. Do you like living in your neighbourhood?

Like Very Much	Like	Dislike	Dislike Very Much	No Opinion	
____	____	____	____	____	6

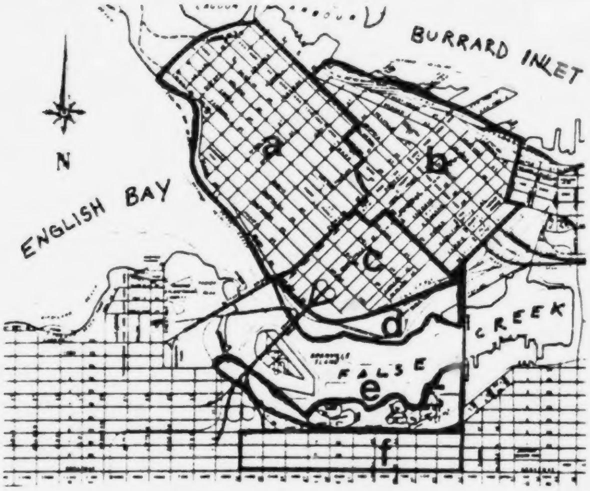
2. Do you like living in your current residence (dwelling unit)?

Like Very Much	Like	Dislike	Dislike Very Much	No Opinion	
____	____	____	____	____	7

3. How important are each of the following factors in determining where you currently live? (Please check the appropriate space for each factor.)

Factor	Essential	Very Important	Important	Unimportant	No Opinion	
Accessibility to work	____	____	____	____	____	8
Accessibility to downtown	____	____	____	____	____	9
Accessibility to parks	____	____	____	____	____	10
Accessibility to a body of water	____	____	____	____	____	11
Accessibility to shopping	____	____	____	____	____	12
Accessibility to entertainment/ cultural facilities	____	____	____	____	____	13
Character of neighbourhood	____	____	____	____	____	14
Safety of neighbourhood	____	____	____	____	____	15
Quietness of neighbourhood	____	____	____	____	____	16
Type of people in neighbourhood	____	____	____	____	____	17
Number of children in neighbourhood	____	____	____	____	____	18
Cleanliness of neighbourhood	____	____	____	____	____	19
Quality of neighbourhood housing	____	____	____	____	____	20
Quality of streets, curbs, etc.	____	____	____	____	____	21
Quality of neighbourhood parks	____	____	____	____	____	22
Quality of neighbourhood shopping	____	____	____	____	____	23
Quality of neighbourhood public services (library, school, etc.)	____	____	____	____	____	24
Price of your dwelling unit	____	____	____	____	____	25
Size of your dwelling unit	____	____	____	____	____	26
Quality of your dwelling unit	____	____	____	____	____	27
Type of unit (townhouse, apartment, detached house, etc.)	____	____	____	____	____	28
Dwelling unit amenities (yard, balcony, pool, view, etc.)	____	____	____	____	____	29
Amount of maintenance required	____	____	____	____	____	30
Type of tenure (i.e. rental, ownership or coop)	____	____	____	____	____	31

4. Vancouver's inner-city comprises the neighbourhoods shown on the map below.



a West End
b Downtown
c Yaletown/South Downtown
d B.C. Place
e False Creek
f Fairview Slopes 32

a) Would you consider moving to Vancouver's inner-city? 33
Yes ____
No ____ (if "no", skip to question #6) 34

b) Which of the following neighbourhoods would you consider moving to? 35

West End	____	B.C. Place	____ 36
Downtown	____	False Creek	____
Yaletown/South Downtown	____	Fairview Slopes	____ 37

5. Please indicate your three (3) most important reasons for considering moving to the inner-city, ranking them in importance by placing a #1 beside the most important reason, #2 beside the second-most important, and #3 beside the third-most important. 38

Reason	Rank
Accessibility to work	____
Accessibility to downtown	____
Accessibility to parks	____
Accessibility to a body of water	____ 39,
Accessibility to shopping	____
Accessibility to entertainment/cultural facilities	____
Low-maintenance housing available	____ 41,4
Small housing units available	____
Tenure of units available (i.e. rental, coop, ownership)	____
Type of housing available (e.g. apartment, townhouse, etc.)	____ 43
Quality of inner-city housing	____
Character of neighbourhood	____

Other (please specify) ________________________________

Skip to Question #7

6. Please indicate your three (3) most important reasons for not considering moving to the inner-city, ranking them in importance by placing a #1 beside the most important reason, #2 beside the second most important, and #3 beside the third most important.

Reason Rank

Not enough parks ____
Lack of safety in neighbourhood ____ 45
Noise and pollution ____
Type of housing available ____
Price of inner-city housing ____ 46
Size of inner-city housing ____
Quality of inner-city housing ____
Prefer suburban environment ____
Other (please specify) ________________ 47

7. Do you expect to move from your current residence sometime in the future?

Yes ____
No ____ (if "no", skip to question #15) 48

8. When do you expect to move?

Soon (within 1 year) ____
In the near future (2-3 years) ____
Sometime in future (don't know when) ____ 49
Other (please specify) ________________

9. For what reasons do you expect to move? (Check up to three (3) reasons.)

To obtain an ownership unit ____
To obtain a rental unit ____
To obtain a coop unit ____ 50,51
To obtain better quality housing ____
To obtain a larger dwelling unit ____
To obtain a smaller dwelling unit ____
To obtain a different type of dwelling unit (e.g. townhouse, apartment) ____
To obtain low-maintenance housing ____
To find a more suburban environment ____
To find a cleaner neighbourhood ____ 52,5
To find a safer neighbourhood ____
To find a better environment for children ____
To obtain housing closer to your job/some other household member's job ____
To obtain housing closer to downtown ____
To obtain housing closer to a park ____
To obtain housing closer to a body of water ____ 54,5
To obtain housing closer to shopping ____
To obtain housing closer to entertainment/cultural facilities ____
Other (please specify) ________________

10. In what area do you expect your new residence will be located?

West End	_____	Yaletown/South Downtown	_____
False Creek	_____	B.C. Place	_____
Fairview Slopes	_____	Elsewhere in Greater Vancouver	_____
Downtown	_____	Some other city	_____

Don't know/Other (if "other", please specify) ____________________ 56

11. What type of housing would you like to move to?

Single-detached house _____
Semi-detached or duplex _____
Row house/Townhouse (no unit above or below) _____
Stacked townhouse (units above or below) _____ 57
Apartment in a building of 3 or less storeys _____
Apartment in a building of 5 or more storeys _____
Other (please specify) ____________________

12. Would you like your new unit to be a rental unit, an ownership unit or a coop unit?

Rental unit _____ Ownership unit _____ Coop _____ 58

13.a) Would the following housing unit features be "required", "desirable", or "not wanted" in your new housing unit?

	Required	Desirable but Not Required	Not Wanted	
2 or more bedrooms	_____	_____	_____	59
2 bathrooms	_____	_____	_____	60
Private outdoor space (patio, balcony, yard)	_____	_____	_____	61

b) Would access to the following amenities be "required", "desirable", or "not wanted" with your new housing?

	Required	Desirable but Not Required	Not Wanted	
Recreation facilities (e.g. pool, courts, gym)	_____	_____	_____	62
Reserved parking (5 p.m. - 9 a.m.)	_____	_____	_____	63
Reserved parking (24 hours/day)	_____	_____	_____	64

14. How much would you be willing to spend per month (including heat, lights, taxes and maintenance) on your new housing?

$200-$499	_____	$700-$999	_____
$500-$699	_____	$1000-$1499	_____

$1500 or more _____ 65

It is important that I know something about you to interpret these answers. Please help me by answering the following questions. 1-4

15. How many people are there in your household?

1 _____ 2 _____ 3 _____ 4 _____ 5 or more _____ 5

16. How many children are there in your household in each of the following age groups? 6

0 to 4 yrs. _____ 5 to 13 yrs. _____ 14 to 18 yrs. _____

7

8

17. In which of the following age brackets are you?

18-24 years _____ 35-44 years _____
25-34 years _____ 45-64 years _____ 9
65 or over _____

18. How many income earners are there in your household?

0 _____ 1 _____ 2 _____ more than 2 _____ 10

19. Where do the household's highest income earner and any second income earner work?

Work Location	Highest Income Earner	Second Income Earner	
Downtown	_____	_____	
West End	_____	_____	11
Elsewhere in City of Vancouver	_____	_____	
Elsewhere in GVRD	_____	_____	12
Other	_____	_____	
Don't work/Not applicable	_____	_____	

20. In what type of employment is the highest income earner and any second income earner?

Type of Employment	Highest Income Earner	Second Income Earner	
Clerical	_____	_____	
Sales	_____	_____	13,
Manager, proprietor, administrator	_____	_____	
Labourer or foreman (manufacturing/processing)	_____	_____	
Labourer or foreman (construction)	_____	_____	15,
Professional, technical	_____	_____	
Service worker	_____	_____	
Transportation/communication	_____	_____	
Materials handling	_____	_____	
Agriculture, fishing, mining worker	_____	_____	
Retired	_____	_____	
Unemployed	_____	_____	
Other	_____	_____	

21. How do the highest income earner and any second income earner usually travel to work?

Usual mode of travel to work:	Highest Income Earner	Second Income Earner	
By Car	_____	_____	17
By Bus	_____	_____	
Walk	_____	_____	
Other	_____	_____	18
Don't work	_____	_____	

22. What is your gross annual household income (before tax)?

Less than $20,000	_____	$35,000 - $39,999	_____
$20,000 - $24,999	_____	$40,000 - $49,999	_____
$25,000 - $29,999	_____	$50,000 - $59,999	_____
$30,000 - $34,999	_____	$60,000 or more	_____

19

23. What type of tenure is your present dwelling unit? previous dwelling unit?

	Present	Previous
Rental	_____	_____
Ownership	_____	_____
Coop	_____	_____

20

21

24. What type of dwelling unit is your present residence? previous residence?

	Present	Previous
Single-detached house	_____	_____
Semi-detached or duplex	_____	_____
Row house/Townhouse (no unit above or below)	_____	_____
Stacked townhouse (units above or below)	_____	_____
Apartment in a building of 3 or less storeys	_____	_____
Apartment in a building of 5 or more storeys	_____	_____

Other (please specify) ____

22

23

0

24,2

25. If you are not currently renting, have you lived in a rental unit within the past five years?

Yes _____ No _____

26

26. How large is your present residence? previous residence?

	Present	Previous
Bachelor	_____	_____
1-Bedroom	_____	_____
2-Bedroom	_____	_____
3 or more bedrooms	_____	_____

27

28

27. Are any of the following amenities accessible to your present residence? previous residence?

	Present	Previous
Private outdoor space (balcony, patio, yard)	_____	_____
Reserved parking (5 p.m. - 9 a.m.)	_____	_____
Reserved parking (24 hours/day)	_____	_____
Recreation facilities (e.g. pool, courts, gym)	_____	_____

29

30

31

32

28. What is your total monthly housing cost, including heat and lights taxes, maintenance, etc. of your present residence? previous residence?

	Present	Previous
less than $200	_____	_____
$200 - $499	_____	_____
$500 - $699	_____	_____
$700 - $999	_____	_____
$1000 - $1499	_____	_____
$1500 or more	_____	_____

33

34

35

36

Thank you very much

37

38

APPENDIX C: INNER-CITY QUESTIONNAIRE

1-5

For Office Use Only

QUESTIONNAIRE

1. Do you like living in your neighbourhood?

Like Very Much	Like	Dislike	Dislike Very Much	No Opinion	
____	____	____	____	____	6

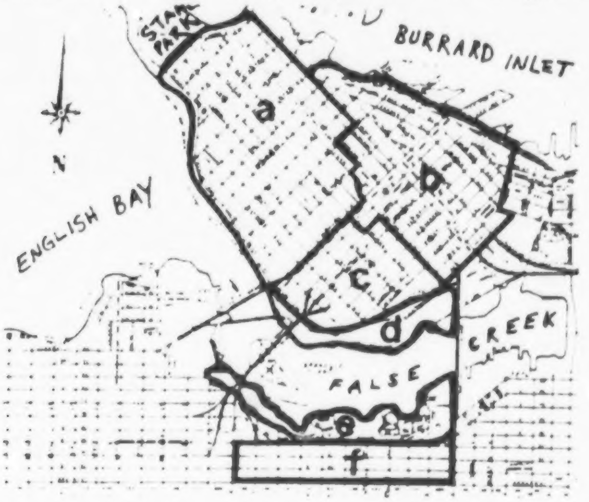
2. Do you like living in your current residence (dwelling unit)?

Like Very Much	Like	Dislike	Dislike Very Much	No Opinion	
____	____	____	____	____	7

3. How important are each of the following factors in determining where you currently live? (Please check the appropriate space for each factor.)

Factor	Essential	Very Important	Important	Unimportant	No Opinion	
Accessibility to work	____	____	____	____	____	8
Accessibility to downtown	____	____	____	____	____	9
Accessibility to parks	____	____	____	____	____	10
Accessibility to a body of water	____	____	____	____	____	11
Accessibility to shopping	____	____	____	____	____	12
Accessibility to entertainment/ cultural facilities	____	____	____	____	____	13
Character of neighbourhood	____	____	____	____	____	14
Safety of neighbourhood	____	____	____	____	____	15
Quietness of neighbourhood	____	____	____	____	____	16
Type of people in neighbourhood	____	____	____	____	____	17
Number of children in neighbourhood	____	____	____	____	____	18
Cleanliness of neighbourhood	____	____	____	____	____	19
Quality of neighbourhood housing	____	____	____	____	____	20
Quality of streets, curbs, etc.	____	____	____	____	____	21
Quality of neighbourhood parks	____	____	____	____	____	22
Quality of neighbourhood shopping	____	____	____	____	____	23
Quality of neighbourhood public services (library, school, etc.)	____	____	____	____	____	24
Price of your dwelling unit	____	____	____	____	____	25
Size of your dwelling unit	____	____	____	____	____	26
Quality of your dwelling unit	____	____	____	____	____	27
Type of unit (townhouse, apartment, detached house, etc.)	____	____	____	____	____	28
Dwelling unit amenities (yard, balcony, pool, view, etc.)	____	____	____	____	____	29
Amount of maintenance required	____	____	____	____	____	30
Type of tenure (i.e. rental, ownership or coop)	____	____	____	____	____	31

4. Vancouver's inner-city comprises the neighbourhoods shown on the map below.



a West End
b Downtown
c Yaletown/South Downtown
d B.C. Place
e False Creek
f Fairview Slopes

a) Would you consider moving to another dwelling unit in Vancouver's inner-city?

Yes ____
No ____ (if "no", skip to question #6)

b) Which of the following neighbourhoods would you consider moving to or within?

West End	____	B.C. Place	____
Downtown	____	False Creek	____
Yaletown/South Downtown	____	Fairview Slopes	____

5. Please indicate your three (3) **most important reasons** for considering **moving** to another residence in the inner-city, **ranking them in importance by placing #1** beside the **most important** reason, **#2** beside the second-**most important, and #3** beside the third.

Reason	Rank
Accessibility to work	____
Accessibility to downtown	____
Accessibility to parks	____
Accessibility to a body of water	____
Accessibility to shopping	____
Accessibility to entertainment/cultural facilities	____
Low-maintenance housing available	____
Small housing units available	____
Tenure of units available (i.e. rental, coop, ownership)	____
Type of units available (apartment, townhouse, etc.)	____
Quality of inner-city housing	____
Character of neighbourhood	____

Other (please specify) ____

Skip to Question #7

6. Please indicate your three (3) most important reasons for not considering moving to another residence in the inner-city, ranking them in importance by placing #1 beside the most important reason, #2 beside the second most important, and #3 beside the third.

Reason	Rank
Not enough parks	_____
Lack of safety in neighbourhood	_____
Noise and pollution	_____
Type of housing available	_____
Price of inner-city housing	_____
Size of inner-city housing	_____
Quality of inner-city housing	_____
Prefer suburban environment	_____
Other (please specify)	....

45

46

47

7. Do you expect to move from your current residence sometime in the future?

Yes

No (if "no", skip to question #15) 48

8. When do you expect to move?

Soon (within 1 year) _____

In the near future (2-3 years) _____

Sometime in future (don't know when) _____ 49

Other (please specify) ....

9. For what reasons do you expect to move? (Check up to three (3) reasons.)

To obtain an ownership unit _____

To obtain a rental unit _____

To obtain a co-op unit _____

To obtain better quality housing _____

To obtain a larger dwelling unit _____

To obtain a smaller dwelling unit _____ 50,51

To obtain a different type of dwelling unit (e.g. townhouse, apartment) _____

To obtain low maintenance housing _____

To find a more suburban environment _____ 52,53

To find a cleaner neighbourhood _____

To find a safer neighbourhood _____

To find a better environment for children _____

To obtain housing closer to your job/some other household member's job _____

To obtain housing closer to downtown _____ 54,55

To obtain housing closer to a park _____

To obtain housing to a body of water _____

To obtain housing closer to shopping _____

To obtain housing closer to entertainment/cultural facilities _____

Other (please specify) ....

10. In what area do you expect your new residence will be located?

West End _____
Yaletown/South Downtown _____
False Creek _____
B.C. Place _____
Fairview Slopes _____
Elsewhere in Greater Vancouver _____
Downtown
Some other city _____
Don't know/Other (if "other", please specify) ____________________ 56

11. What type of housing would you like to move to?

Single detached house _____
Semi-detached or duplex _____
Row house/Townhouse (no unit above or below) _____
Stacked townhouse (units above or below) _____
Apartment in a building of 3 or less storeys _____
Apartment in a building of 5 or more storeys _____
Other (please specify) ____________________ 57

12. Would you like your new unit to be a rental unit, an ownership unit or a coop unit?

Rental unit _____ Ownership unit _____ Coop unit _____ 58

13.a) Would the following housing unit features be "required", "desirable", or "not wanted" in your new housing unit?

	Required	Desirable but Not Required	Not Wanted	
2 or more bedrooms	_____	_____	_____	59
2 bathrooms	_____	_____	_____	60
Private outdoor space (patio, balcony, yard)	_____	_____	_____	61

b) Would access to the following amenities be "required", "desirable", or "not wanted" with your new housing?

	Required	Desirable but Not Required	Not Wanted	
Recreation facilities (e.g. pool, courts, gym)	_____	_____	_____	62
Reserved parking (5 p.m. - 9 a.m.)	_____	_____	_____	63
Reserved parking (24 hours/day)	_____	_____	_____	64

14. How much would you be willing to spend per month (including heat, lights, taxes and maintenance) on your new housing?

$200-$499 _____
$700-$999 _____
$500-$699 _____
$1000-$1499 _____
$1500 or more _____ 65

It is important that I know something about you to interpret these answers. Please help me by answering the following questions. 1-4

15. How many people are there in your household?

1 _____ 2 _____ 3 _____ 4 _____ 5 or more _____ 5

16. How many children are there in your household in each of the following age groups?

6

0 to 4 yrs. _____ 5 to 13 yrs. _____ 14 to 18 yrs. _____

7

17. In which of the following age brackets are you?

18-24 years _____ 35-44 years _____ 8

25-34 years _____ 45-64 years _____

65 or over _____ 9

18. How many income earners are there in your household?

0 _____ 1 _____ 2 _____ more than 2 _____

10

19. Where do the household's highest income earner and any second income earner work?

Work Location	Highest Income Earner	Second Income Earner
Downtown	__________	__________
West End	__________	__________
Elsewhere in City of Vancouver	__________	__________
Elsewhere in GVRD	__________	__________
Other	__________	__________
Don't work/Not applicable	__________	__________

11

12

20. In what type of employment is the highest income earner and any second income earner?

Type of Employment	Highest Income Earner	Second Income Earner
Clerical	__________	__________
Sales	__________	__________
Manager, proprietor, administrator	__________	__________
Labourer or foreman (manufacturing/processing)	__________	__________
Labourer or foreman (construction)	__________	__________
Professional, technical	__________	__________
Service worker	__________	__________
Transportation/communication	__________	__________
Materials handling	__________	__________
Agriculture, fishing, mining worker	__________	__________
Retired	__________	__________
Unemployed	__________	__________
Other	__________	__________

13, 14

15, 16

21. How do the highest income earner and any second income earner usually travel to work?

Usual mode of travel to work:	Highest Income Earner	Second Income Earner
By Car	__________	__________
By Bus	__________	__________
Walk	__________	__________
Other	__________	__________
Don't work	__________	__________

17

18

22. What is your gross annual household income (before tax)?

Less than $20,000	_____	$35,000 - $39,999	_____
$20,000 - $24,999	_____	$40,000 - $49,999	_____
$25,000 - $29,999	_____	$50,000 - $59,999	_____
$30,000 - $34,999	_____	$60,000 or more	_____

23. What type of tenure is your present dwelling unit? previous dwelling unit?

	Present	Previous
Rental	_____	_____
Ownership	_____	_____
Coop	_____	_____

24. What type of dwelling unit is your present residence? previous residence?

	Present	Previous
Single-detached house	_____	_____
Semi-detached or duplex	_____	_____
Row house/Townhouse (no unit above or below)	_____	_____
Stacked townhouse (units above or below)	_____	_____
Apartment in a building of 3 or less storeys	_____	_____
Apartment in a building of 5 or more storeys	_____	_____
Other (please specify)	_____	_____

25. Have you lived in a suburban area within the past 5 years?

Yes _____ No _____

26. In which neighbourhood was your immediately previous residence?

West End	_____	Somewhere else in Greater Vancouver	
False Creek	_____	In the "inner-city" of some other city	
Fairview Slopes	_____	In the suburbs of some other city	
Downtown	_____	In a rural area	
Yaletown/South Downtown	_____		

27. If you are not currently renting, have you lived in a rental unit within the past five years?

Yes _____ No _____

28. How large is your present residence? previous residence?

	Present	Previous
Bachelor	_____	_____
1-Bedroom	_____	_____
2-Bedroom	_____	_____
3 or more bedrooms	_____	_____

29. Are any of the following amenities accessible to your present residence? previous residence?

	Present	Previous
Private outdoor space (e.g. balcony, patio, yard)	_____	_____
Reserved parking (5 p.m. - 9 a.m.)	_____	_____
Reserved parking (24 hours/day)	_____	_____
Recreation facilities (e.g. pool, courts, gym)	_____	

30. What is your total monthly housing cost, including heat and lights taxes, maintenance, etc. of your present residence? previous residence?

	Present	Previous	
less than $200	_____	-----	37
$200 - $499	_____	-----	
$500 - $699	_____	-----	
$700 - $999	_____	-----	
$1000 - $1499	_____	-----	38
$1500 or more	_____	-----	

Thank you very much

COMMENTS:

APPENDIX C: DETAILS ON WEIGHTING OF INNER-CITY SAMPLE

The inner-city sample was comprised as follows:

	Number of Respondents (Households)	Percentage of Total Inner-city Respondents
West End	220	47
False Creek	188	40
Fairview Slopes	59	13
Unspecified Inner-city locations	2	0
Total	469	100

However, according to the 1981 census[1], the inner-city was comprised as follows:

	Number of Respondents	Percentage of Total Inner-city Households
West End (census tracts 060 to 068)	25920	90
False Creek (census tract 049.02)	1170	4
Fairview Slopes (census tract .049.01)	1105	4
Yaletown-South Downtown (census tract 059.02)	655	2
	28,850	100

So that the survey figures for the total inner-city accurately reflect the situation for the inner-city as a whole, the results for each of the areas have been weighted by the percentage of total inner-city households each area represents. For example, the weighted average household income for inner-city households has been produced as follows:

> (West End average income x .90) + (False Creek average income x .04) + (Fairview Slopes averate income x .04) = Average Income for total Inner-city Households.

---

[1] Statistics Canada, cat. 95-937, 1981. Selected Population Dwelling, Household, and Census Family Characteristics.

Results for Yaletown-South Downtown have not been considered in producing the weighted inner-city total figures because no questionnaires were distributed in this area. As a result of this exclusion, totalling the weighted inner-city total results for any characteristics should only yield 98.0%. The exclusion of Yaletown-South Downtown information should have little bearing on the weighted total inner-city figures because the area represents such a small percentage of the total inner-city households.

APPENDIX E: DATA ON CHILDREN PER HOUSEHOLD AND EXPECTATION OF MOVING

```
 SUBFILE   WESTEND
O* * * * * * * * * * * * * * * * *  C R O S S T A B U L A T I O N   O F  * * * * * * *
     CHPHH      NO. OF CHILDREN IN HOUSEHOLD                        BY  Q7         EXPECT TO MOVE?
 * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * *


                         Q7
              COUNT   I
              ROW PCT IYES       NO          ROW
              COL PCT I                      TOTAL
                      I       1 I       2 I
CHPHH        ---------I---------I---------I
                    0 I     131 I      62 I     193
  NONE                I   67.9  I   32.1  I    88.9
                      I   86.8  I   93.9  I
                      I---------I---------I
                    1 I      17 I       4 I      21
  ONE                 I   81.0  I   19.0  I     9.7
                      I   11.3  I    6.1  I
                     -I---------I---------I
                    2 I       3 I       0 I       3
  2 OR MORE           I  100.0  I    0.0  I     1.4
                      I    2.0  I    0.0  I
                     -I---------I---------I
             COLUMN        151        66       217
              TOTAL       69.6      30.4     100.0

    2 OUT OF      6 ( 33.3%) OF THE VALID CELLS HAVE EXPECTED CELL FREQUENCY LESS THAN 5.0.
 MINIMUM EXPECTED CELL FREQUENCY =  0.912
 RAW CHI SQUARE =       2.85988 WITH      2 DEGREES OF FREEDOM   SIGNIFICANCE =  0.2393
ONUMBER OF MISSING OBSERVATIONS =      3
```

```
 SUBFILE   FALCREEK
O* * * * * * * * * * * * * * * * *  C R O S S T A B U L A T I O N   O F  * * * * * * *
     CHPHH      NO. OF CHILDREN IN HOUSEHOLD                        BY  Q7         EXPECT TO MOVE?
 * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * *


                         Q7
              COUNT   I
              ROW PCT IYES       NO          ROW
              COL PCT I                      TOTAL
                      I       1 I       2 I
CHPHH        ---------I---------I---------I
                    0 I      45 I      60 I     105
  NONE                I   42.9  I   57.1  I    59.3
                      I   54.9  I   63.2  I
                     -I---------I---------I
                    1 I      18 I      17 I      35
  ONE                 I   51.4  I   48.6  I    19.8
                      I   22.0  I   17.9  I
                     -I---------I---------I
                    2 I      19 I      18 I      37
  2 OR MORE           I   51.4  I   48.6  I    20.9
                      I   23.2  I   18.9  I
                     -I---------I---------I
             COLUMN         82        95       177
              TOTAL       46.3      53.7     100.0

 RAW CHI SQUARE =       1.25040 WITH      2 DEGREES OF FREEDOM.  SIGNIFICANCE =  0.5352
ONUMBER OF MISSING OBSERVATIONS =     11
```

```
SUBFILE    FAIRVIEW
0* * * * * * * * * * * * * * * * * * *   C R O S S T A B U L A T I O N   O F   * * * * * * * * *
    CHPHH      NO. OF CHILDREN IN HOUSEHOLD                    BY  Q7          EXPECT TO MOVE?
* * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * *


                    Q7
             COUNT  I
           ROW PCT  IYES       NO          ROW
           COL PCT  I                      TOTAL
                    I      1  I      2  I
CHPHH       --------I--------I--------I
                 0  I    40  I     7  I     47
  NONE              I  85.1  I  14.9  I   79.7
                    I  76.9  I 100.0  I
                   -I--------I--------I
                 1  I    10  I     0  I     10
  ONE               I 100.0  I   0.0  I   16.9
                    I  19.2  I   0.0  I
                   -I--------I--------I
                 2  I     2  I     0  I      2
  2 OR MORE         I 100.0  I   0.0  I    3.4
                    I   3.8  I   0.0  I
                   -I--------I--------I
            COLUMN       52        7         59
             TOTAL     88.1     11.9      100.0

    3 OUT OF      6 ( 50.0%) OF THE VALID CELLS HAVE EXPECTED CELL FREQUENCY LESS THAN 5.0
MINIMUM EXPECTED CELL FREQUENCY =   0.237
RAW CHI SQUARE =      2.02782 WITH     2 DEGREES OF FREEDOM.  SIGNIFICANCE =  0.3628
```

```
SUBFILE    RICHMOND
0* * * * * * * * * * * * * * * * * * *   C R O S S T A B U L A T I O N   O F   * * * * * * * *
    CHPHH      NO. OF CHILDREN IN HOUSEHOLD                    BY  Q7          EXPECT TO MOVE?
* * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * *


                    Q7
             COUNT  I
           ROW PCT  IYES       NO          ROW
           COL PCT  I                      TOTAL
                    I      1  I      2  I
CHPHH       --------I--------I--------I
                 0  I    35  I    29  I     64
  NONE              I  54.7  I  45.3  I   50.4
                    I  49.3  I  51.8  I
                   -I--------I--------I
                 1  I    16  I    10  I     26
  ONE               I  61.5  I  38.5  I   20.5
                    I  22.5  I  17.9  I
                   -I--------I--------I
                 2  I    20  I    17  I     37
  2 OR MORE         I  54.1  I  45.9  I   29.1
                    I  28.2  I  30.4  I
                   -I--------I--------I
            COLUMN       71       56        127
             TOTAL     55.9     44.1      100.0

RAW CHI SQUARE =      0.42463 WITH     2 DEGREES OF FREEDOM.  SIGNIFICANCE =  0.8087
```

APPENDIX F: DATA ON OCCUPATION PER HOUSEHOLD AND EXPECTATION OF MOVING

```
SUBFILE    WESTEND
0* * * * * * * * * * * * * * * * *  C R O S S T A B U L A T I O N   O F  * * * * * * * *
    Q20A        EMPLOYMENT TYPE-HIGHEST INCOME EARNER        BY  Q7            EXPECT TO MOVE?
 * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * *


                     Q7
            COUNT  I
          ROW PCT  IYES       NO          ROW
          COL PCT  I                      TOTAL
                   I      1 I      2 I
Q20A       --------I--------I--------I
                1  I     24 I      6 I     30
  CLERICAL         I   80.0 I   20.0 I   14.2
                   I   16.1 I    9.7 I
                  -I--------I--------I
                2  I     13 I      2 I     15
  SALES            I   86.7 I   13.3 I    7.1
                   I    8.7 I    3.2 I
                  -I--------I--------I
                3  I     21 I      6 I     27
  MAN.PROP.ADMIN.  I   77.8 I   22.2 I   12.8
                   I   14.1 I    9.7 I
                  -I--------I--------I
                4  I      9 I      1 I     10
  MANUFACT WORKER  I   90.0 I   10.0 I    4.7
                   I    6.0 I    1.6 I
                  -I--------I--------I
                5  I      3 I      0 I      3
  CONSTRUCTION WOR I  100.0 I    0.0 I    1.4
                   I    2.0 I    0.0 I
                  -I--------I--------I
                6  I     32 I     14 I     46
  PROF  TECH       I   69.6 I   30.4 I   21.8
                   I   21.5 I   22.6 I
                  -I--------I--------I
                7  I     12 I      5 I     17
  SERVICE WORKER   I   70.6 I   29.4 I    8.1
                   I    8.1 I    8.1 I
                  -I--------I--------I
                8  I     13 I      2 I     15
  TRANS-COMMUN     I   86.7 I   13.3 I    7.1
                   I    8.7 I    3.2 I
                  -I--------I--------I
                9  I      0 I      1 I      1
  MATERIALS HAND   I    0.0 I  100.0 I    0.5
                   I    0.0 I    1.6 I
                  -I--------I--------I
               11  I     14 I     23 I     37
  RETIRED          I   37.8 I   62.2 I   17.5
                   I    9.4 I   37.1 I
                  -I--------I--------I
               12  I      1 I      0 I      1
  UNEMPLOYED       I  100.0 I    0.0 I    0.5
                   I    0.7 I    0.0 I
                  -I--------I--------I
               13  I      6 I      2 I      8
  OTHER            I   75.0 I   25.0 I    3.8
                   I    4.0 I    3.2 I
                  -I--------I--------I
               14  I      1 I      0 I      1
  STUDENT          I  100.0 I    0.0 I    0.5
                   I    0.7 I    0.0 I
                  -I--------I--------I
           COLUMN       149       62      211
            TOTAL      70.6     29.4    100.0

   13 OUT OF    26 ( 50.0%) OF THE VALID CELLS HAVE EXPECTED CELL FREQUENCY LESS THAN 5.0
 MINIMUM EXPECTED CELL FREQUENCY =  0.294
 RAW CHI SQUARE =     31.21674 WITH     12 DEGREES OF FREEDOM.  SIGNIFICANCE =  0.0018
ONUMBER OF MISSING OBSERVATIONS =       9
```

```
 SUBFILE   FALCREEK
0* * * * * * * * * * * * * * * * * * *  C R O S S T A B U L A T I O N   O F  * * * * * * * * *
    Q20A      EMPLOYMENT TYPE-HIGHEST INCOME EARNER          BY  Q7           EXPECT TO MOVE?
 * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * *


                        Q7
              COUNT  I
            ROW PCT  IYES       NO         ROW
            COL PCT  I                     TOTAL
                     I     1  I     2  I
Q20A        --------I--------I--------I
                  1  I     4  I    10  I     14
  CLERICAL           I  28.6  I  71.4  I    8.3
                     I   4.8  I  11.6  I
                    -I--------I--------I
                  2  I     8  I     5  I     13
  SALES              I  61.5  I  38.5  I    7.7
                     I   9.6  I   5.8  I
                    -I--------I--------I
                  3  I    19  I    17  I     36
  MAN.PROP.ADMIN.    I  52.8  I  47.2  I   21.3
                     I  22.9  I  19.8  I
                    -I--------I--------I
                  4  I     1  I     2  I      3
  MANUFACT WORKER    I  33.3  I  66.7  I    1.8
                     I   1.2  I   2.3  I
                    -I--------I--------I
                  5  I     0  I     1  I      1
  CONSTRUCTION WOR   I   0.0  I 100.0  I    0.6
                     I   0.0  I   1.2  I
                    -I--------I--------I
                  6  I    33  I    21  I     54
  PROF.-TECH.        I  61.1  I  38.9  I   32.0
                     I  39.8  I  24.4  I
                    -I--------I--------I
                  7  I     1  I     4  I      5
  SERVICE WORKER     I  20.0  I  80.0  I    3.0
                     I   1.2  I   4.7  I
                    -I--------I--------I
                  8  I     5  I     1  I      6
  TRANS-COMMUN.      I  83.3  I  16.7  I    3.6
                     I   6.0  I   1.2  I
                    -I--------I--------I
                 10  I     1  I     0  I      1
  AGR.FISH.MINING    I 100.0  I   0.0  I    0.6
                     I   1.2  I   0.0  I
                    -I--------I--------I
                 11  I     6  I    19  I     25
  RETIRED            I  24.0  I  76.0  I   14.8
                     I   7.2  I  22.1  I
                    -I--------I--------I
                 12  I     1  I     2  I      3
  UNEMPLOYED         I  33.3  I  66.7  I    1.8
                     I   1.2  I   2.3  I
                    -I--------I--------I
                 13  I     4  I     3  I      7
  OTHER              I  57.1  I  42.9  I    4.1
                     I   4.8  I   3.5  I
                    -I--------I--------I
                 14  I     0  I     1  I      1
  STUDENT            I   0.0  I 100.0  I    0.6
                     I   0.0  I   1.2  I
                    -I--------I--------I
             COLUMN       83       86       169
              TOTAL     49.1     50.9     100.0

    16 OUT OF     26 ( 61.5%) OF THE VALID CELLS HAVE EXPECTED CELL FREQUENCY LESS THAN 5.0.
 MINIMUM EXPECTED CELL FREQUENCY =  0.491
 RAW CHI SQUARE =     21.03101 WITH     12 DEGREES OF FREEDOM.  SIGNIFICANCE =  0.0499
ONUMBER OF MISSING OBSERVATIONS =     19
```

```
SUBFILE   RICHMOND

* * * * * * * * * * * * * * * * * * * *  C R O S S T A B U L A T I O N   O F  *
   Q20A      EMPLOYMENT TYPE-HIGHEST INCOME EARNER  BY  Q7  EXPECT TO MOVE?
* * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * *

                        Q7
             COUNT  I
           ROW PCT  IYES       NO          ROW
           COL PCT  I                      TOTAL
                    I      1 I      2 I
Q20A       ---------I--------I--------I
                 1  I      1 I      2 I      3
  CLERICAL          I   33.3 I   66.7 I    2.5
                    I    1.5 I    3.8 I
                   -I--------I--------I
                 2  I      8 I      8 I     16
  SALES             I   50.0 I   50.0 I   13.3
                    I   11.9 I   15.1 I
                   -I--------I--------I
                 3  I     20 I      9 I     29
  MAN PROP ADMIN.   I   69.0 I   31.0 I   24.2
                    I   29.9 I   17.0 I
                   -I--------I--------I
                 4  I      7 I      2 I      9
  MANUFACT WORKER   I   77.8 I   22.2 I    7.5
                    I   10.4 I    3.8 I
                   -I  ------I--------I
                 5  I      1 I      1 I      2
  CONSTRUCTION WOR  I   50.0 I   50.0 I    1.7
                    I    1.5 I    1.9 I
                   -I--------I--------I
                 6  I     12 I     11 I     23
  PROF  TECH        I   52.2 I   47.8 I   19.2
                    I   17.9 I   20.8 I
                   -I--------I--------I
                 7  I      6 I      2 I      8
  SERVICE WORKER    I   75.0 I   25.0 I    6.7
                    I    9.0 I    3.8 I
                   -I--------I--------I
                 8  I      4 I      6 I     10
  TRANS COMMUN.     I   40.0 I   60.0 I    8.3
                    I    6.0 I   11.3 I
                   -I--------I--------I
                 9  I      3 I      0 I      3
  MATERIALS HAND    I  100.0 I    0.0 I    2.5
                    I    4.5 I    0.0 I
                ----I--------I--------I
                10  I      0 I      1 I      1
  AGR FISH MINING   I    0.0 I  100.0 I    0.8
                    I    0.0 I    1.9 I
                   -I--------I--------I
                11  I      4 I      4 I      8
  RETIRED           I   50.0 I   50.0 I    6.7
                    I    6.0 I    7.5 I
                   -I--------I--------I
                12  I      0 I      2 I      2
  UNEMPLOYED        I    0.0 I  100.0 I    1.7
                    I    0.0 I    3.8 I
                   -I--------I--------I
                13  I      1 I      4 I      5
  OTHER             I   20.0 I   80.0 I    4.2
                    I    1.5 I    7.5 I
                   -I--------I--------I
                14  I      0 I      1 I      1
  STUDENT           I    0.0 I  100.0 I    0.8
                    I    0.0 I    1.9 I
                   -I--------I--------I
                -1  I     2M I     3M I     5M
  NOT APPLICABLE    I    0.0 I    0.0 I    0.0
                    I    0.0 I    0.0 I
                   -I--------I--------I
                 0  I     2M I     0M I     2M
  NO ANSWER         I    0.0 I    0.0 I    0.0
                    I    0.0 I    0.0 I
                   -I--------I--------I
            COLUMN        67       53      120
             TOTAL      55.8     44.2    100.0

NUMBER OF MISSING OBSERVATIONS =       7
```

APPENDIX G: DATA ON MODE OF TRAVEL TO WORK AND EXPECTATION OF MOVING

```
SUBFILE   WESTEND
 Q21A      MODE OF TRAVEL-HIGHEST INCOME EARNER         BY  Q7         EXPECT TO MOVE?
* * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * *

                       Q7
             COUNT   I
           ROW PCT   IYES       NO          ROW
           COL PCT   I                      TOTAL
                     I     1  I     2  I
Q21A        ---------I--------I--------I
                  1  I    54  I    18  I     72
  BY CAR             I  75.0  I  25.0  I   41.1
                     I  40.0  I  45.0  I
                    -I--------I--------I
                  2  I    31  I     6  I     37
  BY BUS             I  83.8  I  16.2  I   21.1
                     I  23.0  I  15.0  I
                    -I--------I--------I
                  3  I    33  I    11  I     44
  WALK               I  75.0  I  25.0  I   25.1
                     I  24.4  I  27.5  I
                    -I--------I--------I
                  4  I     9  I     2  I     11
  OTHER              I  81.8  I  18.2  I    6.3
                     I   6.7  I   5.0  I
                    -I--------I--------I
                  5  I     8  I     3  I     11
  BUS & WALK         I  72.7  I  27.3  I    6.3
                     I   5.9  I   7.5  I
                    -I--------I--------I
            COLUMN       135       40       175
             TOTAL      77.1     22.9     100.0

    2 OUT OF     10 ( 20.0%) OF THE VALID CELLS HAVE EXPECTED CELL FREQUENCY LESS THAN 5.0
 MINIMUM EXPECTED CELL FREQUENCY =  2.514
 RAW CHI SQUARE =      1.48550 WITH     4 DEGREES OF FREEDOM.  SIGNIFICANCE =  0.8292
ONUMBER OF MISSING OBSERVATIONS =  45
```

```
 SUBFILE   FALCREEK
O* * * * * * * * * * * * * * * * *   C R O S S T A B U L A T I O N   O F   * * * * * *
     Q21A      MODE OF TRAVEL-HIGHEST INCOME EARNER         BY  Q7         EXPECT TO MOVE?
* * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * *

                       Q7
             COUNT   I
           ROW PCT   IYES       NO          ROW
           COL PCT   I                      TOTAL
                     I     1  I     2  I
Q21B        ---------I--------I--------I
                  1  I    21  I    16  I     37
  BY CAR             I  56.8  I  43.2  I   61.7
                     I  60.0  I  64.0  I
                    -I--------I--------I
                  2  I     9  I     5  I     14
  BY BUS             I  64.3  I  35.7  I   23.3
                     I  25.7  I  20.0  I
                    -I--------I--------I
                  3  I     4  I     4  I      8
  WALK               I  50.0  I  50.0  I   13.3
                     I  11.4  I  16.0  I
                    -I--------I--------I
                  5  I     1  I     0  I      1
  BUS & WALK         I 100.0  I   0.0  I    1.7
                     I   2.9  I   0.0  I
                    -I--------I--------I
            COLUMN        35       25        60
             TOTAL      58.3     41.7     100.0

    4 OUT OF      8 ( 50.0%) OF THE VALID CELLS HAVE EXPECTED CELL FREQUENCY LESS THAN 5.0
 MINIMUM EXPECTED CELL FREQUENCY =  0.417
 RAW CHI SQUARE =      1.18478 WITH     3 DEGREES OF FREEDOM.  SIGNIFICANCE =  0.7567
ONUMBER OF MISSING OBSERVATIONS =   128
```

```
SUBFILE    FAIRVIEW
0* * * * * * * * * * * * * * * * * * *  C R O S S T A B U L A T I O N   O F  * * * * * * * *
    Q21A      MODE OF TRAVEL HIGHEST INCOME EARNER          BY  Q7          EXPECT TO MOVE?
 * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * *

                        Q7
              COUNT   I
             ROW PCT  IYES       NO          ROW
             COL PCT  I                      TOTAL
                      I       1 I       2 I
Q21A           -------I---------I---------I
                  1   I     29  I      5  I    34
  BY CAR              I   85.3  I   14.7  I   59.6
                      I   58.0  I   71.4  I
                      I---------I---------I
                  2   I      9  I      1  I    10
  BY BUS              I   90.0  I   10.0  I   17.5
                      I   18.0  I   14.3  I
                      I---------I---------I
                  3   I      8  I      0  I     8
  WALK                I  100.0  I    0.0  I   14.0
                      I   16.0  I    0.0  I
                      I---------I---------I
                  4   I      2  I      0  I     2
  OTHER               I  100.0  I    0.0  I    3.5
                      I    4.0  I    0.0  I
                     -I---------I---------I
                  5   I      2  I      1  I     3
  BUS & WALK          I   66.7  I   33.3  I    5.3
                      I    4.0  I   14.3  I
                      I---------I---------I
            COLUMN        50         7         57
             TOTAL      87.7      12.3      100.0

    7 OUT OF     10 ( 70.0%) OF THE VALID CELLS HAVE EXPECTED CELL FREQUENCY LESS THAN 5.0
 MINIMUM EXPECTED CELL FREQUENCY =  0.246
 RAW CHI SQUARE =      2.86820 WITH      4 DEGREES OF FREEDOM   SIGNIFICANCE =  0.5801
0NUMBER OF MISSING OBSERVATIONS =      2

       SUBFILE    RICHMOND

       * * * * * * * * * * * * * * * * * * *  C R O S S T A B U L A T I O N   O F
          Q21A      MODE OF TRAVEL HIGHEST INCOME EARNER  BY  Q7  EXPECT TO MOVE?
       * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * *

                              Q7
                    COUNT   I
                   ROW PCT  IYES       NO          ROW
                   COL PCT  I                      TOTAL
                            I       1 I       2 I
      Q21A           -------I---------I---------I
                        1   I     57  I     40  I    97
        BY CAR              I   58.8  I   41.2  I   87.4
                            I   89.1  I   85.1  I
                           -I---------I---------I
                        2   I      2  I      5  I     7
        BY BUS              I   28.6  I   71.4  I    6.3
                            I    3.1  I   10.6  I
                           -I---------I---------I
                        3   I      1  I      0  I     1
        WALK                I  100.0  I    0.0  I    0.9
                            I    1.6  I    0.0  I
                           -I---------I---------I
                        4   I      3  I      2  I     5
        OTHER               I   60.0  I   40.0  I    4.5
                            I    4.7  I    4.3  I
                           -I---------I---------I
                        6   I      1  I      0  I     1
        BUS AND CAR         I  100.0  I    0.0  I    0.9
                            I    1.6  I    0.0  I
                           -I---------I---------I
                       -1   I     6M  I     9M  I    15M
        NOT APPLICABLE      I    0.0  I    0.0  I    0.0
                            I    0.0  I    0.0  I
                           -I---------I---------I
                        0   I     1M  I     0M  I     1M
        NO ANSWER           I    0.0  I    0.0  I    0.0
                            I    0.0  I    0.0  I
                           -I---------I---------I
                  COLUMN        64        47        111
                   TOTAL      57.7      42.3      100.0

      NUMBER OF MISSING OBSERVATIONS =     16
```

```
SUBFILE    WESTEND
0* * * * * * * * * * * * * * * * * * *  C R O S S T A B U L A T I O N   O F  * * * * * * * *
     Q30A       TOTAL MONTHLY COST PRESENT D U                     BY  Q7        EXPECT TO MOVE?
 * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * *

                          Q7
                COUNT   I
                ROW PCT IYES        NO          ROW
                COL PCT I                       TOTAL
                        I       1  I       2  I
 Q30A                  -I----------I----------I
                    200 I       6  I       9  I     15
   < $200               I    40.0  I    60.0  I    7.2
                        I     4.0  I    15.3  I
                        I----------I----------I
                    350 I     114  I      39  I    153
   $200-    $499        I    74.5  I    25.5  I   73.6
                        I    76.5  I    66.1  I
                        I----------I----------I
                    600 I      19  I       5  I     24
   $500-    $699        I    79.2  I    20.8  I   11.5
                        I    12.8  I     8.5  I
                        I----------I----------I
                    850 I       7  I       2  I      9
   $700-    $999        I    77.8  I    22.2  I    4.3
                        I     4.7  I     3.4  I
                        I----------I----------I
                   1250 I       3  I       1  I      4
   $1000-   $1499       I    75.0  I    25.0  I    1.9
                        I     2.0  I     1.7  I
                        I----------I----------I
                   1500 I       0  I       3  I      3
   $1500+               I     0.0  I   100.0  I    1.4
                        I     0.0  I     5.1  I
                        I----------I----------I
                COLUMN        149         59       208
                 TOTAL       71.6       28.4     100.0

      6 OUT OF     12 ( 50.0%) OF THE VALID CELLS HAVE EXPECTED CELL FREQUENCY LESS THAN 5.0
 MINIMUM EXPECTED CELL FREQUENCY =   0.851
 RAW CHI SQUARE =      16.44586 WITH       5 DEGREES OF FREEDOM   SIGNIFICANCE =  0.0057
0NUMBER OF MISSING OBSERVATIONS =      12
```

```
SUBFILE   EASTEND

* * * * * * * * * *  * * * * * * * * * *   C R O S S T A B U L A T I O N   O F  * * * * * * * * * * * * * * *
     Q7         EXPECT TO MOVE?                                       BY  Q30A       TOTAL MONTHLY COST PRESENT D U
 * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * *

                 Q30A
         COUNT  I
         ROW PCT I< $200    $200-      $500-      $700-      $1000-     $1500+     NO ANSWE   ROW
         COL PCT I          $499       $699       $999       $1499                 R          TOTAL
                I    200  I    350  I    600  I    850  I   1250  I   1500  I      0  I
 Q7             I---------I---------I---------I---------I---------I---------I---------I
              1 I      1  I     35  I     26  I      9  I      6  I      5  I     3M  I     82
  YES           I    1.2  I   42.7  I   31.7  I   11.0  I    7.3  I    6.1  I    0.0  I   46.3
                I   11.1  I   43.2  I   50.0  I   56.3  I   54.5  I   62.5  I    0.0  I
                I---------I---------I---------I---------I---------I---------I---------I
              2 I      8  I     46  I     26  I      7  I      5  I      3  I     2M  I     95
  NO            I    8.4  I   48.4  I   27.4  I    7.4  I    5.3  I    3.2  I    0.0  I   53.7
                I   88.9  I   56.8  I   50.0  I   43.8  I   45.5  I   37.5  I    0.0  I
                I---------I---------I---------I---------I---------I---------I---------I
                I     0M  I     0M  I     1M  I     2M  I     1M  I     0M  I     2M  I     6M
  NO ANSWER     I    0.0  I    0.0  I    0.0  I    0.0  I    0.0  I    0.0  I    0.0  I    0.0
                I    0.0  I    0.0  I    0.0  I    0.0  I    0.0  I    0.0  I    0.0  I
                I---------I---------I---------I---------I---------I---------I---------I
          COLUMN       9        81         52         16         11          8        7M       177
           TOTAL     5.1      45.8       29.4        9.0        6.2        4.5       0.0     100.0

      4 OUT OF     12 ( 33.3%) OF THE VALID CELLS HAVE EXPECTED CELL FREQUENCY LESS THAN 5.0
 MINIMUM EXPECTED CELL FREQUENCY =   3.706
 RAW CHI SQUARE =       6.86139 WITH       5 DEGREES OF FREEDOM   SIGNIFICANCE =  0.2312

 NUMBER OF MISSING OBSERVATIONS =      11
```

```
SUBFILE   RICHMOND

* * * * * * * * * * * * * * * * * *  C R O S S T A B U L A T I O N
    Q30A  TOTAL MONTHLY COST PRESENT D.U.  BY  Q7  EXPECT TO MOVE?
* * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * *

                         Q7
               COUNT   I
               ROW PCT IYES        NO           ROW
               COL PCT I                        TOTAL
                       I       1  I       2  I
Q30A                  -I----------I----------I
                   200 I       3  I       7  I     10
  < $200               I    30.0  I    70.0  I    8.3
                       I     4.3  I    13.7  I
                      -I----------I----------I
                   350 I      23  I      19  I     42
  $200-    $499        I    54.8  I    45.2  I   34.7
                       I    32.9  I    37.3  I
                      -I----------I----------I
                   600 I      11  I       7  I     18
  $500-    $699        I    61.1  I    38.9  I   14.9
                       I    15.7  I    13.7  I
                      -I----------I----------I
                   850 I      20  I      11  I     31
  $700-    $999        I    64.5  I    35.5  I   25.6
                       I    28.6  I    21.6  I
                      -I----------I----------I
                  1250 I      11  I       4  I     15
  $1000-   $1499       I    73.3  I    26.7  I   12.4
                       I    15.7  I     7.8  I
                      -I----------I----------I
                  1500 I       2  I       3  I      5
  $1500+               I    40.0  I    60.0  I    4.1
                       I     2.9  I     5.9  I
                      -I----------I----------I
                     0 I      1M  I      5M  I     6M
  NO ANSWER            I     0.0  I     0.0  I    0.0
                       I     0.0  I     0.0  I
                      -I----------I----------I
                COLUMN        70         51       121
                 TOTAL      57.9       42.1     100.0

NUMBER OF MISSING OBSERVATIONS =      6
```

APPENDIX I: DATA ON HOUSEHOLD SIZE AND WHERE RESPONDENTS EXPECT TO MOVE

```
FILE   WESTERN

 . . . . . . . .  . . . . . . . . . .   C R O S S T A B U L A T I O N   O F  . . . . . . . . . . . . . .
  MOVEIC     LOCATION EXPECTED TO MOVE TO OR WITHIN        BY  Q15         NO  OF PERSONS IN HOUSEHOLD
 . . . . . . .  . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . .

                     Q15
            COUNT   I
           ROW PCT  I1 PERSON 2 PERSON 3 PERSON 4 OR MOR NO ANSWE   ROW
           COL PCT  I         S        S        E        R         TOTAL
                    I     1  I     2  I     3  I     4  I     0  I
MOVEIC      --------I--------I--------I--------I--------I--------I
                 2  I    35  I    17  I     2  I     1  I    0M  I    55
  VAN I-C           I  62.6  I  30.9  I   3.6  I   1.8  I   0.0  I  37.2
                    I  41.7  I  32.1  I  22.2  I  50.0  I   0.0  I
                    I--------I--------I--------I--------I--------I
                 3  I    31  I    20  I     4  I     1  I    0M  I    56
 OUT  VAN-OTHER     I  55.4  I  35.7  I   7.1  I   1.8  I   0.0  I  37.8
                    I  36.9  I  37.7  I  44.4  I  50.0  I   0.0  I
                    I--------I--------I--------I--------I--------I
                 4  I     5  I     3  I     1  I     0  I    0M  I     9
  BOTH 2 & 3        I  55.6  I  33.3  I  11.1  I   0.0  I   0.0  I   6.1
                    I   6.0  I   5.7  I  11.1  I   0.0  I   0.0  I
                    I--------I--------I--------I--------I--------I
                 5  I    13  I    13  I     2  I     0  I    0M  I    28
  D.K               I  46.4  I  46.4  I   7.1  I   0.0  I   0.0  I  18.9
                    I  15.5  I  24.5  I  22.2  I   0.0  I   0.0  I
                    I--------I--------I--------I--------I--------I
                    I   44M  I   23M  I    2M  I    1M  I    2M  I    72M
  NO ANSW           I   0.0  I   0.0  I   0.0  I   0.0  I   0.0  I   0.0
                    I   0.0  I   0.0  I   0.0  I   0.0  I   0.0  I
                    I--------I--------I--------I--------I--------I
            COLUMN       84       53        9        2       2M      148
             TOTAL     56.8     35.8      6.1      1.4      0.0    100.0

    9 OUT OF   16 ( 56.3%) OF THE VALID CELLS HAVE EXPECTED CELL FREQUENCY LESS THAN 5.0
MINIMUM EXPECTED CELL FREQUENCY =  0.122
RAW CHI SQUARE =      4.01018 WITH     9 DEGREES OF FREEDOM   SIGNIFICANCE =  0.9107

NUMBER OF MISSING OBSERVATIONS =     72*
```

* Includes respondents who do not expect to move

```
FILE   FALCREEK

 * * * * * * * *    * * * * * * * * * * *  C R O S S T A B U L A T I O N   O F   * * * * * * * * * * * * *
   MOVEIC      LOCATION EXPECTED TO MOVE TO OR WITHIN        BY  Q15        NO. OF PERSONS IN HOUSEHOLD
 * * * * * * * *    * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * *

                         Q15
              COUNT   I
              ROW PCT I1 PERSON 2 PERSON 3 PERSON 4 OR MOR NO ANSWE    ROW
              COL PCT I            S        S         E        R       TOTAL
                      I     1  I     2  I     3  I     4  I     0  I
MOVEIC        --------I--------I--------I--------I--------I--------I
                    1 I     7  I    10  I     9  I     3  I    1M  I    29
  VAN I-C             I  24.1  I  34.5  I  31.0  I  10.3  I   0.0  I  35.8
                      I  43.8  I  35.7  I  45.0  I  17.6  I   0.0  I
                      I--------I--------I--------I--------I--------I
                    2 I     6  I    12  I     7  I    10  I    0M  I    35
  ELS. VAN-OTHER      I  17.1  I  34.3  I  20.0  I  28.6  I   0.0  I  43.2
                      I  37.5  I  42.9  I  35.0  I  58.8  I   0.0  I
                      I--------I--------I--------I--------I--------I
                    3 I     1  I     3  I     0  I     1  I    0M  I     5
  BOTH 2 & 3          I  20.0  I  60.0  I   0.0  I  20.0  I   0.0  I   6.2
                      I   6.3  I  10.7  I   0.0  I   5.9  I   0.0  I
                      I--------I--------I--------I--------I--------I
                    8 I     2  I     3  I     4  I     3  I    0M  I    12
  D.K.                I  16.7  I  25.0  I  33.3  I  25.0  I   0.0  I  14.8
                      I  12.5  I  10.7  I  20.0  I  17.6  I   0.0  I
                      I--------I--------I--------I--------I--------I
                    9 I    41M I    29M I    16M I    15M I    5M  I   106M
  NO ANSW             I   0.0  I   0.0  I   0.0  I   0.0  I   0.0  I   0.0
                      I   0.0  I   0.0  I   0.0  I   0.0  I   0.0  I
                      I--------I--------I--------I--------I--------I
              COLUMN       16       28       20       17       0M      81
               TOTAL     19.8     34.6     24.7     21.0      0.0   100.0

     8 OUT OF     16 ( 50.0%) OF THE VALID CELLS HAVE EXPECTED CELL FREQUENCY LESS THAN 5.0
MINIMUM EXPECTED CELL FREQUENCY =  0.988
RAW CHI SQUARE =      6.71590 WITH     9 DEGREES OF FREEDOM   SIGNIFICANCE =  0.6667

NUMBER OF MISSING OBSERVATIONS =    107*
```

* Includes respondents who do not expect to move

```
SUBFILE   FAIRVIEW

 * * * * * * * * * * * * * * * * * * * *   C R O S S T A B U L A T I O N   O F   * * * * * * * * * * * * * * *
   MOVEIC    LOCATION EXPECTED TO MOVE TO OR WITHIN        BY  Q15         NO  OF PERSONS IN HOUSEHOLD
 * * * * * * * *   * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * *

                     Q15
             COUNT  I
             ROW PCT I1 PERSON 2 PERSON 3 PERSON 4 OR MOR   ROW
             COL PCT I         S        S        E          TOTAL
                     I     1  I     2  I     3  I     4  I
MOVEIC      ---- -   I--------I--------I--------I--------I
                  2  I     8  I     8  I     1  I     0  I    17
  VAN I-C            I  47.1  I  47.1  I   5.9  I   0.0  I  33.3
                     I  33.3  I  34.8  I  50.0  I   0.0  I
                     I--------I--------I--------I--------I
                  3  I    11  I    13  I     0  I     2  I    26
  ELS  VAN-OTHER     I  42.3  I  50.0  I   0.0  I   7.7  I  51.0
                     I  45.8  I  56.5  I   0.0  I 100.0  I
                     I--------I--------I--------I--------I
                  1  I     1  I     2  I     1  I     0  I     4
  BOTH 2 & 3         I  25.0  I  50.0  I  25.0  I   0.0  I   7.8
                     I   4.2  I   8.7  I  50.0  I   0.0  I
                     I--------I--------I--------I--------I
                  5  I     4  I     0  I     0  I     0  I     4
  D K                I 100.0  I   0.0  I   0.0  I   0.0  I   7.8
                     I  16.7  I   0.0  I   0.0  I   0.0  I
                     I--------I--------I--------I--------I
                     I    3M  I    5M  I    0M  I    0M  I    8M
  NO ANSW            I   0.0  I   0.0  I   0.0  I   0.0  I   0.0
                     I   0.0  I   0.0  I   0.0  I   0.0  I
                     I--------I--------I--------I--------I
            COLUMN        24       23        2        2       51
             TOTAL      47.1     45.1      3.9      3.9    100.0

   12 OUT OF    16 ( 75.0%) OF THE VALID CELLS HAVE EXPECTED CELL FREQUENCY LESS THAN 5.0
MINIMUM EXPECTED CELL FREQUENCY =  0.157
RAW CHI SQUARE      12.69701 WITH     9 DEGREES OF FREEDOM   SIGNIFICANCE =  0.1768

NUMBER OF MISSING OBSERVATIONS =      8*
```

* Includes respondents who do not expect to move

APPENDIX J: DATA ON CHILDREN PER HOUSEHOLD & WHERE RESPONDENTS EXPECT TO MOVE

```
FILE   WESTEND

  . . . . . .     . . . . . . . . . .   C R O S S T A B U L A T I O N   O F   . . . . . . . . . . . . . . . . .
   MOVEIC     LOCATION EXPECTED TO MOVE TO OR WITHIN          BY  CHPHH      NO  OF CHILDREN IN HOUSEHOLD
 . . . . . . . .   . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . .

                    CHPHH

          COUNT   I
          ROW PCT INONE      ONE       2 OR MOR   ROW
          COL PCT I                    E          TOTAL
                  I      0  I      1  I      2  I
MOVEIC    --------I---------I---------I---------I
                2 I     47  I      7  I      1  I     55
  VAN I-C         I   85 5  I   12 7  I    1 8  I   37 2
                  I   36 4  I   43 8  I   33 3  I
                  I---------I---------I---------I
                3 I     18  I      6  I      2  I     56
ELS  VAN-OTHER    I   85 7  I   10 7  I    3 6  I   37 8
                  I   37 2  I   37 5  I   66 7  I
                  I---------I---------I---------I
                4 I      8  I      1  I      0  I      9
BOTH 2 & 3        I   88 9  I   11 1  I    0 0  I    6 1
                  I    6 2  I    6 3  I    0 0  I
                  I---------I---------I---------I
                5 I     26  I      2  I      0  I     28
D K               I   92 9  I    7 1  I    0 0  I   18 9
                  I   20 2  I   12 5  I    0 0  I
                  I---------I---------I---------I
                7 I    66M  I     5M  I     0M  I    71M
NO ANSW           I    0 0  I    0 0  I    0 0  I    0 0
                  I    0 0  I    0 0  I    0 0  I
                  I---------I---------I---------I
          COLUMN      129        16          3       148
           TOTAL     87 2      10 8        2 0     100 0

   6 OUT OF     12 ( 50 0%) OF THE VALID CELLS HAVE EXPECTED CELL FREQUENCY LESS THAN 5 0
MINIMUM EXPECTED CELL FREQUENCY =  0 182
RAW CHI SQUARE        2 09646 WITH     6 DEGREES OF FREEDOM   SIGNIFICANCE =  0 9106

NUMBER OF MISSING OBSERVATIONS =     72*
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* Includes respondents who do not expect to move

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FILE    FALCREEK

 . . . . . . . . . .   . . . . . . . . . .   C R O S S T A B U L A T I O N   O F   . . . . . . . . . . . . . . .
   MOVEIC     LOCATION EXPECTED TO MOVE TO OR WITHIN        BY  CHPHH     NO  OF CHILDREN IN HOUSEHOLD
 . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . .

                    CHPHH
           COUNT   I
           ROW PCT INONE      ONE       2 OR MOR   ROW
           COL PCT I                    E          TOTAL
                   I     0 I      1 I      2 I
MOVEIC     --------I-------I--------I-------I
                 2 I    17 I      6 I      6 I      29
  VAN I C          I  58.6 I   20.7 I   20.7 I    36.3
                   I  39.5 I   33.3 I   31.6 I
                   I-------I--------I-------I
                 3 I    19 I      6 I      9 I      34
  E S  VAN-OTHER   I  55.9 I   17.6 I   26.5 I    42.5
                   I  41.2 I   33.3 I   47.4 I
                   I-------I--------I-------I
                 4 I     3 I      1 I      1 I       5
  BOTH 2 & 3       I  60.0 I   20.0 I   20.0 I     6.3
                   I   7.0 I    5.6 I    5.3 I
                   I-------I--------I-------I
                 8 I     4 I      5 I      3 I      12
  D K              I  33.3 I   41.7 I   25.0 I    15.0
                   I   9.3 I   27.8 I   15.8 I
                   I-------I--------I-------I
                   I   64M I    20M I    18M I    102M
  NO ANSW          I   0.0 I    0.0 I    0.0 I     0.0
                   I   0.0 I    0.0 I    0.0 I
                   I-------I--------I-------I
           COLUMN       43       18       19       80
           TOTAL      53.8     22.5     23.8    100.0

     5 OUT OF     12 ( 41.7%) OF THE VALID CELLS HAVE EXPECTED CELL FREQUENCY LESS THAN 5.0
MINIMUM EXPECTED CELL FREQUENCY =   1.125
RAW CHI SQUARE        3.75281 WITH     6 DEGREES OF FREEDOM   SIGNIFICANCE =  0.7101

NUMBER OF MISSING OBSERVATIONS =    108*
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* Includes respondents who do not expect to move

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SUBFILE   FAIRVIEW

   . . . . . . . . . . . . . . . . . . . .   C R O S S T A B U L A T I O N   O F   . . . . . . . . . . . . . . .
   MOVEIC     LOCATION EXPECTED TO MOVE TO OR WITHIN         BY  CHPHH      NO. OF CHILDREN IN HOUSEHOLD
 . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . .   . . . . . . . . . . . .

                     CHPHH
          COUNT    I
          ROW PCT  INONE       ONE        2 OR MOR   ROW
          COL PCT  I                      E          TOTAL
                   I      0  I      1  I      2  I
MOVEIC    ---------I---------I---------I---------I
                 2 I     13  I      4  I      0  I    17
  VAN I-C          I   76.5  I   23.5  I    0.0  I   33.3
                   I   33.3  I   40.0  I    0.0  I
                   I---------I---------I---------I
                 3 I     19  I      5  I      2  I    26
  ELS. VAN-OTHER   I   73.1  I   19.2  I    7.7  I   51.0
                   I   48.7  I   50.0  I  100.0  I
                   I---------I---------I---------I
                 4 I      3  I      1  I      0  I     4
  BOTH 2 & 3       I   75.0  I   25.0  I    0.0  I    7.8
                   I    7.7  I   10.0  I    0.0  I
                   I---------I---------I---------I
                 5 I      4  I      0  I      0  I     4
  D.K.             I  100.0  I    0.0  I    0.0  I    7.8
                   I   10.3  I    0.0  I    0.0  I
                  -I---------I---------I---------I
                 7 I     8M  I     0M  I     0M  I    8M
  NO ANSW          I    0.0  I    0.0  I    0.0  I   0.0
                   I    0.0  I    0.0  I    0.0  I
                  -I---------I---------I---------I
           COLUMN        39        10          2      51
            TOTAL      76.5      19.6        3.9   100.0

     9 OUT OF     12 ( 75.0%) OF THE VALID CELLS HAVE EXPECTED CELL FREQUENCY LESS THAN 5.0
MINIMUM EXPECTED CELL FREQUENCY =   0.157
RAW CHI SQUARE         3.23180 WITH      6 DEGREES OF FREEDOM    SIGNIFICANCE =   0.7792

NUMBER OF MISSING OBSERVATIONS =       8*
```

* Includes respondents who do not expect to move

APPENDIX K: DATA ON NUMBER OF INCOME EARNERS & WHERE RESPONDENTS EXPECT TO MOVE

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 FILE    WESTEND

 . . . . . . . . . . . . . . . . . . . .  C R O S S T A B U L A T I O N   O F  . . . . . . . . . . . . . . . . . . .
 MOVEIC     LOCATION EXPECTED TO MOVE TO OR WITHIN        BY  Q18        NO  OF INCOME EARNERS IN HOUSEHOLD
 . . . . . .    . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . .

                     Q18
          COUNT    I
          ROW PCT  I1           2          MORE       NO ANSWE    ROW
          COL PCT  I                       THAN 2     R           TOTAL
                   I       1 I       2 I        3 I        9 I
 MOVEIC   -------- I---------I---------I----------I----------I
                 2 I     44  I      8  I        1 I       2M I     53
  VAN I-C          I   83.0  I   15.1  I     1.9  I     0.0  I   36.3
                   I   41.1  I   21.6  I    50.0  I     0.0  I
                   I---------I---------I----------I----------I
                 3 I     41  I     15  I        0 I       0M I     56
  ELS  VAN-OTHER   I   73.2  I   26.8  I     0.0  I     0.0  I   38.4
                   I   38.3  I   40.5  I     0.0  I     0.0  I
                   I---------I---------I----------I----------I
                 1 I      5  I      4  I        0 I       0M I      9
  BOTH 2 & 3       I   55.6  I   44.4  I     0.0  I     0.0  I    6.2
                   I    4.7  I   10.8  I     0.0  I     0.0  I
                   I---------I---------I----------I----------I
                 5 I     17  I     10  I        1 I       0M I     28
  D.K.             I   60.7  I   35.7  I     3.6  I     0.0  I   19.2
                   I   15.9  I   27.0  I    50.0  I     0.0  I
                   I---------I---------I----------I----------I
                   I    59M  I    10M  I       1M I       2M I     72M
  NO ANSW          I    0.0  I    0.0  I     0.0  I     0.0  I    0.0
                   I    0.0  I    0.0  I     0.0  I     0.0  I
                   I---------I---------I----------I----------I
           COLUMN       107        37          2         4M       146
            TOTAL      73.3      25.3        1.4        0.0     100.0

    5 OUT OF     12 ( 41.7%) OF THE VALID CELLS HAVE EXPECTED CELL FREQUENCY LESS THAN 5.0.
 MINIMUM EXPECTED CELL FREQUENCY =   0.123
 RAW CHI SQUARE         8.38632 WITH      6 DEGREES OF FREEDOM   SIGNIFICANCE =   0.2111

 NUMBER OF MISSING OBSERVATIONS =     74*
```

* Includes respondents who do not expect to move

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SUBFILE   FALCREEK

   * * * * * * * * * * * * * * * * *   C R O S S T A B U L A T I O N   O F   * * * * * * * * * * * * * * * * *
    MOVEIC     LOCATION EXPECTED TO MOVE TO OR WITHIN        BY  Q18       NO. OF INCOME EARNERS IN HOUSEHOLD
   * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * *

                      Q18
            COUNT   I
            ROW PCT IO        1         2         MORE      NO ANSWE   ROW
            COL PCT I                             THAN 2    R          TOTAL
                    I    0   I    1    I    2    I    3    I    9    I
MOVEIC      --------I--------I---------I---------I---------I---------I
                  2 I      1 I     14  I     14  I      1  I     0M  I    30
  VAN I-C           I    3.3 I   46.7  I   46.7  I    3.3  I    0.0  I  36.6
                    I  100.0 I   34.1  I   37.8  I   33.3  I    0.0  I
                   -I--------I---------I---------I---------I---------I
                  3 I      0 I     16  I     17  I      2  I     0M  I    35
  ELS. VAN-OTHER    I    0.0 I   45.7  I   48.6  I    5.7  I    0.0  I  42.7
                    I    0.0 I   39.0  I   45.9  I   66.7  I    0.0  I
                   -I--------I---------I---------I---------I---------I
                  1 I      0 I      3  I      2  I      0  I     0M  I     5
  BOTH 2 & 3        I    0.0 I   60.0  I   40.0  I    0.0  I    0.0  I   6.1
                    I    0.0 I    7.3  I    5.4  I    0.0  I    0.0  I
                   -I--------I---------I---------I---------I---------I
                  5 I      0 I      8  I      4  I      0  I     0M  I    12
  D.K.              I    0.0 I   66.7  I   33.3  I    0.0  I    0.0  I  14.6
                    I    0.0 I   19.5  I   10.8  I    0.0  I    0.0  I
                   -I--------I---------I---------I---------I---------I
                  0 I    10M I    62M  I    27M  I     4M  I     3M  I   106M
  NO ANSW.          I    0.0 I    0.0  I    0.0  I    0.0  I    0.0  I   0.0
                    I    0.0 I    0.0  I    0.0  I    0.0  I    0.0  I
                   -I--------I---------I---------I---------I---------I
            COLUMN         1       41        37         3        3M      82
             TOTAL       1.2     50.0      45.1       3.7       0.0   100.0

   10 OUT OF     16 ( 62.5%) OF THE VALID CELLS HAVE EXPECTED CELL FREQUENCY LESS THAN 5.0.
MINIMUM EXPECTED CELL FREQUENCY =  0.061
RAW CHI SQUARE =      4.23697 WITH      9 DEGREES OF FREEDOM.  SIGNIFICANCE =  0.8951

NUMBER OF MISSING OBSERVATIONS =    106*
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* Includes respondents who do not expect to move

```
SUBFILE   FAIRVIEW

* * * * * * * * * * * * * * * * * * * * *   C R O S S T A B U L A T I O N   O F   * * * * * * * * * * * * * * * * *
   MOVEIC    LOCATION EXPECTED TO MOVE TO OR WITHIN       BY  Q18        NO. OF INCOME EARNERS IN HOUSEHOLD
* * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * *

                    Q18
            COUNT   I
            ROW PCT IO          1         2          ROW
            COL PCT I                                TOTAL
                    I      0  I      1  I      2  I
MOVEIC      --------I---------I---------I---------I
                   2 I      1  I     11  I      5  I     17
  VAN I-C            I    5.9  I   64.7  I   29.4  I   33.3
                     I   50.0  I   35.5  I   27.8  I
                    -I---------I---------I---------I
                   3 I      1  I     15  I     10  I     26
  ELS. VAN-OTHER     I    3.8  I   57.7  I   38.5  I   51.0
                     I   50.0  I   48.4  I   55.6  I
                    -I---------I---------I---------I
                   4 I      0  I      1  I      3  I      4
  BOTH 2 & 3         I    0.0  I   25.0  I   75.0  I    7.8
                     I    0.0  I    3.2  I   16.7  I
                    -I---------I---------I---------I
                   5 I      0  I      4  I      0  I      4
  D.K.               I    0.0  I  100.0  I    0.0  I    7.8
                     I    0.0  I   12.9  I    0.0  I
                    -I---------I---------I---------I
                   0 I     0M  I     5M  I     3M  I     8M
  NO ANSW.           I    0.0  I    0.0  I    0.0  I    0.0
                     I    0.0  I    0.0  I    0.0  I
                    -I---------I---------I---------I
            COLUMN          2         31         18        51
             TOTAL        3.9       60.8       35.3     100.0

    8 OUT OF     12 ( 66.7%) OF THE VALID CELLS HAVE EXPECTED CELL FREQUENCY LESS THAN 5.0.
MINIMUM EXPECTED CELL FREQUENCY =   0.157
RAW CHI SQUARE =       5.85846 WITH      6 DEGREES OF FREEDOM.  SIGNIFICANCE =   0.4392

NUMBER OF MISSING OBSERVATIONS =      8*
```

* Includes respondents who do not expect to move

APPENDIX L: DATA ON TENURE & WHERE RESPONDENTS EXPECT TO MOVE

```
SUBFILE   WESTEND

 . . . . . . . . . . . . . . . . . . . .   C R O S S T A B U L A T I O N   O F  . . . . . . . . .
    MOVEIC    LOCATION EXPECTED TO MOVE TO OR WITHIN          BY  Q23A       PRESENT TENURE
 . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . .

                     Q23A
             COUNT   I
             ROW PCT IRENTAL    OWNERSHP COOP      NO ANSWE    ROW
             COL PCT I                             R           TOTAL
                     I       1  I       2  I       3  I       0  I
MOVEIC       --------I----------I----------I----------I----------I
                   2 I      51  I       3  I       0  I      1M  I     54
  VAN I-C            I    94.4  I     5.6  I     0.0  I     0.0  I   36.7
                     I    36.7  I    37.5  I     0.0  I     0.0  I
                    -I----------I----------I----------I----------I
                   3 I      52  I       4  I       0  I      0M  I     56
  ELS. VAN-OTHER     I    92.9  I     7.1  I     0.0  I     0.0  I   38.1
                     I    37.4  I    50.0  I     0.0  I     0.0  I
                    -I----------I----------I----------I----------I
                   4 I       9  I       0  I       0  I      0M  I      9
  BOTH 2 & 3         I   100.0  I     0.0  I     0.0  I     0.0  I    6.1
                     I     6.5  I     0.0  I     0.0  I     0.0  I
                     I----------I----------I----------I----------I
                   5 I      27  I       1  I       0  I      0M  I     28
  D.K.               I    96.4  I     3.6  I     0.0  I     0.0  I   19.0
                     I    19.4  I    12.5  I     0.0  I     0.0  I
                    -I----------I----------I----------I----------I
                   0 I     52M  I     11M  I      5M  I      4M  I    72M
  NO ANSW.           I     0.0  I     0.0  I     0.0  I     0.0  I    0.0
                     I     0.0  I     0.0  I     0.0  I     0.0  I
                    -I----------I----------I----------I----------I
             COLUMN        139          8          0         5M     147
              TOTAL       94.6        5.4        0.0        0.0   100.0

    4 OUT OF      8 ( 50.0%) OF THE VALID CELLS HAVE EXPECTED CELL FREQUENCY LESS THAN 5.0.
MINIMUM EXPECTED CELL FREQUENCY =  0.490
RAW CHI SQUARE =      1.02450 WITH     3 DEGREES OF FREEDOM   SIGNIFICANCE =  0.7953

NUMBER OF MISSING OBSERVATIONS =     73*
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SUBFILE   FALCREEK

 . . . . . . . . . . . . . . . . . . . .   C R O S S T A B U L A T I O N   O F  . . . . . . . .
    MOVEIC    LOCATION EXPECTED TO MOVE TO OR WITHIN          BY  Q23A       PRESENT TENURE
 . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . .

                     Q23A
             COUNT   I
             ROW PCT IRENTAL    OWNERSHP COOP      NO ANSWE    ROW
             COL PCT I                             R           TOTAL
                     I       1  I       2  I       3  I       0  I
MOVEIC       --------I----------I----------I----------I----------I
                   2 I      13  I      10  I       6  I      1M  I     29
  VAN I-C            I    41.8  I    34.5  I    20.7  I     0.0  I   36.3
                     I    38.2  I    40.0  I    28.6  I     0.0  I
                     I----------I----------I----------I----------I
                   3 I      14  I      11  I       9  I      0M  I     34
  ELS. VAN-OTHER     I    41.2  I    32.4  I    26.5  I     0.0  I   42.5
                     I    41.2  I    44.0  I    42.9  I     0.0  I
                    -I----------I----------I----------I----------I
                   4 I       4  I       1  I       0  I      0M  I      5
  BOTH 2 & 3         I    80.0  I    20.0  I     0.0  I     0.0  I    6.3
                     I    11.8  I     4.0  I     0.0  I     0.0  I
                    -I----------I----------I----------I----------I
                   5 I       3  I       3  I       6  I      0M  I     12
  D.K.               I    25.0  I    25.0  I    50.0  I     0.0  I   15.0
                     I     8.8  I    12.0  I    28.6  I     0.0  I
                    -I----------I----------I----------I----------I
                   0 I     36M  I     27M  I     40M  I      3M  I   106M
  NO ANSW.           I     0.0  I     0.0  I     0.0  I     0.0  I    0.0
                     I     0.0  I     0.0  I     0.0  I     0.0  I
                    -I----------I----------I----------I----------I
             COLUMN         34         25         21         4M      80
              TOTAL       42.5       31.3       26.3        0.0   100.0

    5 OUT OF     12 ( 41.7%) OF THE VALID CELLS HAVE EXPECTED CELL FREQUENCY LESS THAN 5.0.
MINIMUM EXPECTED CELL FREQUENCY =  1.313
RAW CHI SQUARE =      7.26608 WITH     6 DEGREES OF FREEDOM.  SIGNIFICANCE =  0.2969

NUMBER OF MISSING OBSERVATIONS =    108*
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SUBFILE   FAIRVIEW

* * * * * * * * * * * * * * * * * * *  C R O S S T A B U L A T I O N   O F  * * * * * * * *
   MOVEIC     LOCATION EXPECTED TO MOVE TO OR WITHIN        BY  Q23A       PRESENT TENURE
* * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * *

                       Q23A
              COUNT   I
             ROW PCT  IRENTAL    OWNERSHP   ROW
             COL PCT  I                     TOTAL
                      I     1  I      2  I
MOVEIC         --------I--------I--------I
                    2  I    13  I      4  I     17
  VAN I-C              I  76.5  I   23.5  I   33.3
                       I  32.5  I   36.4  I
                      -I--------I--------I
                    3  I    21  I      5  I     26
  ELS. VAN-OTHER       I  80.8  I   19.2  I   51.0
                       I  52.5  I   45.5  I
                      -I--------I--------I
                    4  I     3  I      1  I      4
  BOTH 2 & 3           I  75.0  I   25.0  I    7.8
                       I   7.5  I    9.1  I
                      -I--------I--------I
                    5  I     3  I      1  I      4
  D.K.                 I  75.0  I   25.0  I    7.8
                       I   7.5  I    9.1  I
                      -I--------I--------I
                    0  I    5M  I     3M  I     8M
  NO ANSW              I   0.0  I    0.0  I    0.0
                       I   0.0  I    0.0  I
                      -I--------I--------I
             COLUMN         40        11        51
              TOTAL        78.4      21.6     100.0

    5 OUT OF      8 ( 62.5%) OF THE VALID CELLS HAVE EXPECTED CELL FREQUENCY LESS THAN 5.0
MINIMUM EXPECTED CELL FREQUENCY =   0.863
RAW CHI SQUARE =      0.17832 WITH     3 DEGREES OF FREEDOM   SIGNIFICANCE =  0.9810

NUMBER OF MISSING OBSERVATIONS =       8*
```

* Includes respondents who do not expect to move

APPENDIX M: DATA ON MONTHLY HOUSING EXPENDITURE & WHERE RESPONDENTS EXPECT TO MOVE

```
SUBFILE   WESTEND

 . . . . . . . . . . . . . . . . . . . .  C R O S S T A B U L A T I O N   O F  . . . . . . . . . . . . . . .
    MOVEIC    LOCATION EXPECTED TO MOVE TO OR WITHIN        BY  Q30A       TOTAL MONTHLY COST-PRESENT D.U.
 . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . .

                      Q30A
              COUNT  I
             ROW PCT I< $200    $200-     $500-     $700-     $1000-    $1500+    NO ANSWE   ROW
             COL PCT I          $499      $699      $999      $1499               R         TOTAL
                     I   200  I   350  I   600  I   850  I  1250  I  1500  I     0  I
MOVEIC       --------I--------I--------I--------I--------I--------I--------I--------I
                   2 I     3  I    38  I     7  I     4  I     1  I     0  I    2M  I    53
  VAN I-C            I   5.7  I  71.7  I  13.2  I   7.5  I   1.9  I   0.0  I   0.0  I  36.6
                     I  50.0  I  31.5  I  36.8  I  57.1  I  33.3  I   0.0  I   0.0  I
                    -I--------I--------I--------I--------I--------I--------I--------I
                   3 I     3  I    47  I     4  I     0  I     1  I     0  I    1M  I    55
  ELS. VAN-OTHER     I   5.5  I  85.5  I   7.3  I   0.0  I   1.8  I   0.0  I   0.0  I  37.9
                     I  50.0  I  42.7  I  21.1  I   0.0  I  33.3  I   0.0  I   0.0  I
                    -I--------I--------I--------I--------I--------I--------I--------I
                   4 I     0  I     8  I     0  I     1  I     0  I     0  I    0M  I     9
  BOTH 2 & 3         I   0.0  I  88.9  I   0.0  I  11.1  I   0.0  I   0.0  I   0.0  I   6.2
                     I   0.0  I   7.3  I   0.0  I  14.3  I   0.0  I   0.0  I   0.0  I
                    -I--------I--------I--------I--------I--------I--------I--------I
                   5 I     0  I    17  I     8  I     2  I     1  I     0  I    0M  I    28
  D.K.               I   0.0  I  60.7  I  28.6  I   7.1  I   3.6  I   0.0  I   0.0  I  19.3
                     I   0.0  I  15.5  I  42.1  I  28.6  I  33.3  I   0.0  I   0.0  I
                    -I--------I--------I--------I--------I--------I--------I--------I
                   0 I    9M  I   45M  I    5M  I    2M  I    1M  I    3M  I    7M  I   72M
  NO ANSW.           I   0.0  I   0.0  I   0.0  I   0.0  I   0.0  I   0.0  I   0.0  I   0.0
                     I   0.0  I   0.0  I   0.0  I   0.0  I   0.0  I   0.0  I   0.0  I
                    -I--------I--------I--------I--------I--------I--------I--------I
              COLUMN       6      110       19        7        3        0       10M      145
               TOTAL     4.1     75.9     13.1      4.8      2.1      0.0      0.0     100.0

   14 OUT OF     20 ( 70.0%) OF THE VALID CELLS HAVE EXPECTED CELL FREQUENCY LESS THAN 5.0.
MINIMUM EXPECTED CELL FREQUENCY =  0.186
RAW CHI SQUARE =     16.64514 WITH     12 DEGREES OF FREEDOM.  SIGNIFICANCE =  0.1634

NUMBER OF MISSING OBSERVATIONS =     75 *
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* Includes respondents who do not expect to move

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SUBFILE   FALCREEK

 . . . . . . . . . . . . . . . . . . .  C R O S S T A B U L A T I O N   O F  . . . . . . . . . . . . . . .
    MOVEIC     LOCATION EXPECTED TO MOVE TO OR WITHIN         BY  Q30A       TOTAL MONTHLY COST-PRESENT D.U.
 . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . .

                     Q30A
              COUNT  I
            ROW PCT  I< $200    $200-     $500-     $700-     $1000-    $1500+    NO ANSWE   ROW
            COL PCT  I          $499      $699      $999      $1499               R          TOTAL
                     I   200  I   350  I   600  I   850  I  1250  I  1500  I     0  I
MOVEIC       --------I--------I--------I--------I--------I--------I--------I--------I
                   2 I     1  I    11  I     8  I     5  I     1  I     3  I    1M  I    29
  VAN I-C            I   3.4  I  37.9  I  27.6  I  17.2  I   3.4  I  10.3  I   0.0  I  36.7
                     I 100.0  I  32.4  I  32.0  I  55.6  I  20.0  I  60.0  I   0.0  I
                     -I--------I--------I--------I--------I--------I--------I--------I
                   3 I     0  I    16  I    11  I     4  I     1  I     2  I    1M  I    34
  ELS. VAN-OTHER     I   0.0  I  47.1  I  32.4  I  11.8  I   2.9  I   5.9  I   0.0  I  43.0
                     I   0.0  I  47.1  I  44.0  I  44.4  I  20.0  I  40.0  I   0.0  I
                     -I--------I--------I--------I--------I--------I--------I--------I
                   1 I     0  I     0  I     4  I     0  I     0  I     0  I    1M  I     4
  BOTH 2 & 3         I   0.0  I   0.0  I 100.0  I   0.0  I   0.0  I   0.0  I   0.0  I   5.1
                     I   0.0  I   0.0  I  16.0  I   0.0  I   0.0  I   0.0  I   0.0  I
                     -I--------I--------I--------I--------I--------I--------I--------I
                   5 I     0  I     7  I     2  I     0  I     3  I     0  I    0M  I    12
  D.K.               I   0.0  I  58.3  I  16.7  I   0.0  I  25.0  I   0.0  I   0.0  I  15.2
                     I   0.0  I  20.6  I   8.0  I   0.0  I  60.0  I   0.0  I   0.0  I
                     I--------I--------I--------I--------I--------I--------I--------I
                   0 I    8M  I   47M  I   28M  I    9M  I    7M  I    3M  I    4M  I   106M
  NO ANSW.           I   0.0  I   0.0  I   0.0  I   0.0  I   0.0  I   0.0  I   0.0  I   0.0
                     I   0.0  I   0.0  I   0.0  I   0.0  I   0.0  I   0.0  I   0.0  I
                     -I--------I--------I--------I--------I--------I--------I--------I
              COLUMN       1        34        25         9         5         5        7M       79
               TOTAL     1.3      43.0      31.6      11.4       6.3       6.3       0.0    100.0

   19 OUT OF     24 ( 79.2%) OF THE VALID CELLS HAVE EXPECTED CELL FREQUENCY LESS THAN 5.0.
MINIMUM EXPECTED CELL FREQUENCY =  0.051
RAW CHI SQUARE =     23.63397 WITH     15 DEGREES OF FREEDOM.  SIGNIFICANCE =  0.0716

NUMBER OF MISSING OBSERVATIONS =    109*
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* Includes respondents who do not expect to move

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SUBFILE   FAIRVIEW

. . . . . . . . . . . . . . . . . . .  C R O S S T A B U L A T I O N   O F  . . . . . . . . . . . . . . .
   MOVEIC     LOCATION EXPECTED TO MOVE TO OR WITHIN       BY  Q30A      TOTAL MONTHLY COST-PRESENT D.U.
. . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . .

                   Q30A
           COUNT  I
         ROW PCT  I< $200   $200-    $500-    $700-    $1000-    $1500+   NO ANSWE   ROW
         COL PCT  I         $499     $699     $999     $1499              R          TOTAL
                  I   200  I   350  I   600  I   850  I  1250  I  1500  I     0  I
MOVEIC    --------I--------I--------I--------I--------I--------I--------I--------I
               2  I     0  I     7  I     3  I     5  I     2  I     0  I    0M  I    17
  VAN I-C         I   0.0  I  41.2  I  17.6  I  29.4  I  11.8  I   0.0  I   0.0  I  34.0
                  I   0.0  I  36.8  I  25.0  I  50.0  I  50.0  I   0.0  I   0.0  I
                 -I--------I--------I--------I--------I--------I--------I--------I
               3  I     3  I    10  I     8  I     4  I     0  I     0  I    1M  I    25
  FLS. VAN-OTHER  I  12.0  I  40.0  I  32.0  I  16.0  I   0.0  I   0.0  I   0.0  I  50.0
                  I  60.0  I  52.6  I  66.7  I  40.0  I   0.0  I   0.0  I   0.0  I
                 -I--------I--------I--------I--------I--------I--------I--------I
               4  I     1  I     0  I     1  I     1  I     1  I     0  I    0M  I     4
  BOTH 2 & 3      I  25.0  I   0.0  I  25.0  I  25.0  I  25.0  I   0.0  I   0.0  I   8.0
                  I  20.0  I   0.0  I   8.3  I  10.0  I  25.0  I   0.0  I   0.0  I
                 -I--------I--------I--------I--------I--------I--------I--------I
               5  I     1  I     2  I     0  I     0  I     1  I     0  I    0M  I     4
  D.K.            I  25.0  I  50.0  I   0.0  I   0.0  I  25.0  I   0.0  I   0.0  I   8.0
                  I  20.0  I  10.5  I   0.0  I   0.0  I  25.0  I   0.0  I   0.0  I
                 -I--------I--------I--------I--------I--------I--------I--------I
               0  I    0M  I    4M  I    1M  I    1M  I    1M  I    1M  I    0M  I    8M
  NO ANSW.        I   0.0  I   0.0  I   0.0  I   0.0  I   0.0  I   0.0  I   0.0  I   0.0
                  I   0.0  I   0.0  I   0.0  I   0.0  I   0.0  I   0.0  I   0.0  I
                 -I--------I--------I--------I--------I--------I--------I--------I
          COLUMN        5       19       12       10        4        0       1M       50
           TOTAL     10.0     38.0     24.0     20.0      8.0      0.0      0.0    100.0

   16 OUT OF    20 ( 80.0%) OF THE VALID CELLS HAVE EXPECTED CELL FREQUENCY LESS THAN 5.0.
MINIMUM EXPECTED CELL FREQUENCY =  0.320
RAW CHI SQUARE =     14.25136 WITH    12 DEGREES OF FREEDOM.  SIGNIFICANCE =  0.2849

NUMBER OF MISSING OBSERVATIONS =      9*
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* Includes respondents who do not expect to move

APPENDIX N: DATA ON MODE OF TRAVEL TO WORK & WHERE RESPONDENTS EXPECT TO MOVE

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SUBFILE    WESTEND

. . . . . . .  . . . . . . . . . . . .   C R O S S T A B U L A T I O N   O F  . . . . . . . . . . . . . . . . . . . .
   MOVEIC    LOCATION EXPECTED TO MOVE TO OR WITHIN       BY  Q21A      MODE OF TRAVEL-HIGHEST INCOME EARNER
. . . . . .  . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . .

                 Q21A
          COUNT  I
        ROW PCT  IBY CAR    BY BUS    WALK      OTHER     BUS & WA NOT APPL NO ANSWE   ROW
        COL PCT  I                                        LK       ICABLE   R          TOTAL
                 I     1 I     2 I     3 I     4 I     5 I    -1 I     0 I
MOVEIC   --------I--------I--------I--------I--------I--------I--------I--------I
               2 I    19 I    10 I    10 I     5 I     2 I    7M I    2M I     46
  VAN I-C        I  41.3 I  21.7 I  21.7 I  10.9 I   4.3 I   0.0 I   0.0 I   34.6
                 I  35.2 I  34.5 I  30.3 I  55.6 I  25.0 I   0.0 I   0.0 I
                -I--------I--------I--------I--------I--------I--------I--------I
               3 I    24 I    12 I    12 I     1 I     4 I    2M I    1M I     53
  ELS  VAN-OTHER I  45.3 I  22.6 I  22.6 I   1.9 I   7.5 I   0.0 I   0.0 I   39.8
                 I  44.4 I  41.4 I  36.4 I  11.1 I  50.0 I   0.0 I   0.0 I
                -I--------I--------I--------I--------I--------I--------I--------I
               1 I     3 I     3 I     1 I     0 I     1 I    1M I    0M I      8
  BOTH 2 & 3     I  37.5 I  37.5 I  12.5 I   0.0 I  12.5 I   0.0 I   0.0 I    6.0
                 I   5.6 I  10.3 I   3.0 I   0.0 I  12.5 I   0.0 I   0.0 I
                -I--------I--------I--------I--------I--------I--------I--------I
               5 I     8 I     4 I    10 I     3 I     1 I    2M I    0M I     26
  D K            I  30.8 I  15.4 I  38.5 I  11.5 I   3.8 I   0.0 I   0.0 I   19.5
                 I  14.8 I  13.8 I  30.3 I  33.3 I  12.5 I   0.0 I   0.0 I
                -I--------I--------I--------I--------I--------I--------I--------I
               0 I   18M I    8M I   11M I    2M I    4M I   26M I    3M I    72M
  NO ANSW        I   0.0 I   0.0 I   0.0 I   0.0 I   0.0 I   0.0 I   0.0 I    0.0
                 I   0.0 I   0.0 I   0.0 I   0.0 I   0.0 I   0.0 I   0.0 I
                -I--------I--------I--------I--------I--------I--------I--------I
          COLUMN      54       29       33        9        8      38M       6M     133
           TOTAL    40.6     21.8     24.8      6.8      6.0      0.0      0.0   100.0

   11 OUT OF    20 ( 55.0%) OF THE VALID CELLS HAVE EXPECTED CELL FREQUENCY LESS THAN 5.0.
MINIMUM EXPECTED CELL FREQUENCY =   0.481
RAW CHI SQUARE =     10.66654 WITH     12 DEGREES OF FREEDOM   SIGNIFICANCE =  0.5577

NUMBER OF MISSING OBSERVATIONS =     87*
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* Includes respondents who do not expect to move

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SUBFILE   FALCREEK

  * * * * * *      * * * * * * * *   C R O S S T A B U L A T I O N   O F  * * * * * * * * * * * * * * * * * * *
   MOVEIC     LOCATION EXPECTED TO MOVE TO OR WITHIN        BY  Q21A      MODE OF TRAVEL-HIGHEST INCOME EARNER
 * * * * * * *        * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * *

                     Q21A
             COUNT   I
             ROW PCT IBY CAR   BY BUS    WALK      OTHER     BUS & WA BUS AND  NOT APPL NO ANSWE   ROW
             COL PCT I                                       LK       CAR      ICABLE   R          TOTAL
                     I     1 I     2 I       3 I       4 I       5 I       6 I      -1 I       0 I
MOVEIC      ---------I-------I--------I--------I---------I--------I--------I--------I--------I
                   2 I    21 I     3 I       1 I       1 I       0 I       0 I     2M I     2M I     26
  VAN I-C            I  80.8 I  11.5 I     3.8 I     3.8 I     0.0 I     0.0 I    0.0 I    0.0 I   36.6
                     I  45.7 I  21.4 I    20.0 I    33.3 I     0.0 I     0.0 I    0.0 I    0.0 I
                    -I-------I--------I--------I---------I--------I--------I--------I--------I
                   3 I    16 I     8 I       3 I       1 I       1 I       2 I     2M I     2M I     31
  ELS. VAN-OTHER     I  51.6 I  25.8 I     9.7 I     3.2 I     3.2 I     6.5 I    0.0 I    0.0 I   43.7
                     I  34.8 I  57.1 I    60.0 I    33.3 I   100.0 I   100.0 I    0.0 I    0.0 I
                    -I-------I--------I--------I---------I--------I--------I--------I--------I
                   1 I     1 I     1 I       1 I       0 I       0 I       0 I     2M I     0M I      3
  BOTH 2 & 3         I  33.3 I  33.3 I    33.3 I     0.0 I     0.0 I     0.0 I    0.0 I    0.0 I    4.2
                     I   2.2 I   7.1 I    20.0 I     0.0 I     0.0 I     0.0 I    0.0 I    0.0 I
                    -I-------I--------I--------I---------I--------I--------I--------I--------I
                   5 I     8 I     2 I       0 I       1 I       0 I       0 I     0M I     1M I     11
  D.K.               I  72.7 I  18.2 I     0.0 I     9.1 I     0.0 I     0.0 I    0.0 I    0.0 I   15.5
                     I  17.4 I  14.3 I     0.0 I    33.3 I     0.0 I     0.0 I    0.0 I    0.0 I
                    -I-------I--------I--------I---------I--------I--------I--------I--------I
                   0 I   38M I   13M I     11M I      3M I      6M I      1M I    31M I     3M I    106M
  NO ANSW.           I   0.0 I   0.0 I     0.0 I     0.0 I     0.0 I     0.0 I    0.0 I    0.0 I    0.0
                     I   0.0 I   0.0 I     0.0 I     0.0 I     0.0 I     0.0 I    0.0 I    0.0 I
                    -I-------I--------I--------I---------I--------I--------I--------I--------I
             COLUMN       46      14         5         3         1         2      37M       8M       71
             TOTAL      64.8    19.7       7.0       4.2       1.4       2.8      0.0      0.0    100.0

   19 OUT OF    24 ( 79.2%) OF THE VALID CELLS HAVE EXPECTED CELL FREQUENCY LESS THAN 5.0.
MINIMUM EXPECTED CELL FREQUENCY =  0.042
RAW CHI SQUARE =     13.27905 WITH     15 DEGREES OF FREEDOM.  SIGNIFICANCE =  0.5808

NUMBER OF MISSING OBSERVATIONS =    117*
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* Includes respondents who do not expect to move

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SUBFILE   FAIRVIEW

 . . . . . . . .   . . . . . . . . .   C R O S S T A B U L A T I O N   O F   . . . . . . . . . . . . . . . . . .
   MOVEIC    LOCATION EXPECTED TO MOVE TO OR WITHIN       BY  Q21A      MODE OF TRAVEL-HIGHEST INCOME EARNER
  . . . . . .   . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . .

                 Q21A
         COUNT  I
         ROW PCT IBY CAR    BY BUS   WALK      OTHER     BUS & WA NOT APPL    ROW
         COL PCT I                                       LK       ICABLE      TOTAL
                 I       1 I       2 I       3 I       4 I       5 I      -1 I
MOVEIC   --------I---------I---------I---------I---------I---------I---------I
               2 I      10 I       4 I       2 I       0 I       0 I      1M I     16
  VAN I-C        I   62.5  I   25.0  I   12.5  I    0.0  I    0.0  I    0.0  I   32.7
                 I   34.5  I   44.4  I   25.0  I    0.0  I    0.0  I    0.0  I
                -I---------I---------I---------I---------I---------I---------I
               3 I      14 I       3 I       6 I       0 I       2 I      1M I     25
  ELS. VAN-OTHER I   56.0  I   12.0  I   24.0  I    0.0  I    8.0  I    0.0  I   51.0
                 I   48.3  I   33.3  I   75.0  I    0.0  I  100.0  I    0.0  I
                -I---------I---------I---------I---------I---------I---------I
               4 I       3 I       1 I       0 I       0 I       0 I      0M I      4
  BOTH 2 & 3     I   75.0  I   25.0  I    0.0  I    0.0  I    0.0  I    0.0  I    8.2
                 I   10.3  I   11.1  I    0.0  I    0.0  I    0.0  I    0.0  I
                 I---------I---------I---------I---------I---------I---------I
               5 I       2 I       1 I       0 I       1 I       0 I      0M I      4
  D.K.           I   50.0  I   25.0  I    0.0  I   25.0  I    0.0  I    0.0  I    8.2
                 I    6.9  I   11.1  I    0.0  I  100.0  I    0.0  I    0.0  I
                -I---------I---------I---------I---------I---------I---------I
               9 I      5M I      1M I      0M I      1M I      1M I      0M I     8M
  NO ANSW.       I    0.0  I    0.0  I    0.0  I    0.0  I    0.0  I    0.0  I    0.0
                 I    0.0  I    0.0  I    0.0  I    0.0  I    0.0  I    0.0  I
                -I---------I---------I---------I---------I---------I---------I
          COLUMN        29         9         8         1         2        2M       49
           TOTAL      59.2      18.4      16.3       2.0       4.1       0.0    100.0

   18 OUT OF     20 ( 90.0%) OF THE VALID CELLS HAVE EXPECTED CELL FREQUENCY LESS THAN 5.0.
MINIMUM EXPECTED CELL FREQUENCY =  0.082
RAW CHI SQUARE =    16.94652 WITH    12 DEGREES OF FREEDOM.  SIGNIFICANCE =  0.1516

NUMBER OF MISSING OBSERVATIONS =     10*
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* Includes respondents who do not expect to move

APPENDIX O: DATA ON OCCUPATION & WHERE RESPONDENTS EXPECT TO MOVI

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SUBFILE   WESTEND

 . . . . . . . . . . . . . . . . . . . .  C R O S S T A B U L A T I O N   O F
    Q20A       EMPLOYMENT TYPE-HIGHEST INCOME EARNER           BY  MOVEIC
  . . . . . . . . . . . . . . . . . . . . . . . . . . . . 'LOCATION EXPECTED TO MOVE TO OR WITHIN

                          MOVEIC
                  COUNT  I
                ROW PCT  IVAN I-C  ELS. VAN BOTH 2 & D.K.       NO ANSW.   ROW
                COL PCT  I          -OTHER    3                            TOTAL
                         I      2  I      3  I      4  I      5  I      0  I
Q20A             --------I---------I---------I---------I---------I---------I
                      1  I      6  I      8  I      3  I      6  I     7M  I    23
  CLERICAL               I   26.1  I   34.8  I   13.0  I   26.1  I    0.0  I  15.9
                         I   11.5  I   14.3  I   33.3  I   21.4  I    0.0  I
                        -I---------I---------I---------I---------I---------I
                      2  I      7  I      3  I      0  I      3  I     2M  I    13
  SALES                  I   53.8  I   23.1  I    0.0  I   23.1  I    0.0  I   9.0
                         I   13.5  I    5.4  I    0.0  I   10.7  I    0.0  I
                        -I---------I---------I---------I---------I---------I
                      3  I      9  I      9  I      0  I      3  I     6M  I    21
  MAN.PROP ADMIN         I   42.9  I   42.9  I    0.0  I   14.3  I    0.0  I  14.5
                         I   17.3  I   16.1  I    0.0  I   10.7  I    0.0  I
                         I---------I---------I---------I---------I---------I
                      4  I      4  I      4  I      1  I      0  I     1M  I     9
  MANUFACT WORKER        I   44.4  I   44.4  I   11.1  I    0.0  I    0.0  I   6.2
                         I    7.7  I    7.1  I   11.1  I    0.0  I    0.0  I
                        -I---------I---------I---------I---------I---------I
                      5  I      1  I      1  I      0  I      1  I     1M  I     3
  CONSTRUCTION WOR       I   33.3  I   33.3  I    0.0  I   33.3  I    0.0  I   2.1
                         I    1.9  I    1.8  I    0.0  I    3.6  I    0.0  I
                        -I---------I---------I---------I---------I---------I
                      6  I      9  I     14  I      2  I      7  I    14M  I    32
  PROF.-TECH.            I   28.1  I   43.8  I    6.3  I   21.9  I    0.0  I  22.1
                         I   17.3  I   25.0  I   22.2  I   25.0  I    0.0  I
                        -I---------I---------I---------I---------I---------I
                      7  I      5  I      5  I      0  I      1  I     6M  I    11
  SERVICE WORKER         I   45.5  I   45.5  I    0.0  I    9.1  I    0.0  I   7.6
                         I    9.6  I    8.9  I    0.0  I    3.6  I    0.0  I
                        -I---------I---------I---------I---------I---------I
                      8  I      4  I      5  I      2  I      2  I     2M  I    13
  TRANS-COMMUN.          I   30.8  I   38.5  I   15.4  I   15.4  I    0.0  I   9.0
                         I    7.7  I    8.9  I   22.2  I    7.1  I    0.0  I
                        -I---------I---------I---------I---------I---------I
                      9  I      0  I      0  I      0  I      0  I     1M  I     0
  MATERIALS HAND         I    0.0  I    0.0  I    0.0  I    0.0  I    0.0  I   0.0
                         I    0.0  I    0.0  I    0.0  I    0.0  I    0.0  I
                 --------I---------I---------I---------I-------  I         I -
                     11  I      7  I      2  I      1  I      2  I    26M  I    12
  RETIRED                I   58.3  I   16.7  I    8.3  I   16.7  I    0.0  I   8.3
                         I   13.5  I    3.6  I   11.1  I    7.1  I    0.0  I
                         I---------I---------I---------I---------I---------I
                     12  I      0  I      0  I      0  I      1  I     0M  I     1
  UNEMPLOYED             I    0.0  I    0.0  I    0.0  I  100.0  I    0.0  I   0.7
                         I    0.0  I    0.0  I    0.0  I    3.6  I    0.0  I
                         I---------I---------I---------I---------I---------I
                     13  I      0  I      5  I      0  I      1  I     2M  I     6
  OTHER                  I    0.0  I   83.3  I    0.0  I   16.7  I    0.0  I   4.1
                         I    0.0  I    8.9  I    0.0  I    3.6  I    0.0  I
                        -I---------I---------I---------I---------I---------I
                     14  I      0  I      0  I      0  I      1  I     0M  I     1
  STUDENT                I    0.0  I    0.0  I    0.0  I  100.0  I    0.0  I   0.7
                         I    0.0  I    0.0  I    0.0  I    3.6  I    0.0  I
                        -I---------I---------I---------I---------I---------I
                      0  I     3M  I     0M  I     0M  I     0M  I     4M  I    7M
  NO ANSWER              I    0.0  I    0.0  I    0.0  I    0.0  I    0.0  I   0.0
                         I    0.0  I    0.0  I    0.0  I    0.0  I    0.0  I
                        -I---------I---------I---------I---------I---------I
                 COLUMN         52        56         9        28       72M     145
                  TOTAL       35.9      38.6       6.2      19.3       0.0   100.0

    39 OUT OF     48 ( 81.3%) OF THE VALID CELLS HAVE EXPECTED CELL FREQUENCY LESS THAN 5.0
MINIMUM EXPECTED CELL FREQUENCY =  0.062
RAW CHI SQUARE =     32.54213 WITH    33 DEGREES OF FREEDOM.  SIGNIFICANCE =  0.4898

NUMBER OF MISSING OBSERVATIONS =     75*
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* Includes respondents who do not expect to move

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SUBFILE   FALCREEK

. . . . . . . . . . . . . . . . . . . . .  C R O S S T A B U L A T I O N   O F
   020A      EMPLOYMENT TYPE-HIGHEST INCOME EARNER          BY  MOVEIC
. . . . . . . . . . . . . . . . . . . . . . . . . . LOCATION EXPECTED TO MOVE TO OR WITHIN

                   MOVEIC
           COUNT  I
           ROW PCT I AN I-C  ELS. VAN BOTH 2 & D.K.     NO ANSW.   ROW
           COL PCT I         -OTHER    3                           TOTAL
                   I     2  I     3  I     4  I     5  I     0  I
020A       --------I--------I--------I--------I--------I--------I
                 1 I     2  I     2  I     0  I     0  I   10M  I     4
  CLERICAL         I  50.0  I  50.0  I   0.0  I   0.0  I   0.0  I   4.9
                   I   6.9  I   5.7  I   0.0  I   0.0  I   0.0  I
                  -I--------I--------I--------I--------I--------I
                 2 I     4  I     1  I     0  I     3  I    5M  I     8
  SALES            I  50.0  I  12.5  I   0.0  I  37.5  I   0.0  I   9.9
                   I  13.8  I   2.9  I   0.0  I  25.0  I   0.0  I
                  -I--------I--------I--------I--------I--------I
                 3 I    10  I     5  I     2  I     1  I   19M  I    18
  MAN.PROP ADMIN   I  55.6  I  27.8  I  11.1  I   5.6  I   0.0  I  22.2
                   I  34.5  I  14.3  I  40.0  I   8.3  I   0.0  I
                  -I--------I--------I--------I--------I--------I
                 4 I     0  I     1  I     0  I     0  I    2M  I     1
  MANUFACT WORKER  I   0.0  I 100.0  I   0.0  I   0.0  I   0.0  I   1.2
                   I   0.0  I   2.9  I   0.0  I   0.0  I   0.0  I
                  -I--------I--------I--------I--------I--------I
                 5 I     0  I     0  I     0  I     0  I    1M  I     0
  CONSTRUCTION WOR I   0.0  I   0.0  I   0.0  I   0.0  I   0.0  I   0.0
                   I   0.0  I   0.0  I   0.0  I   0.0  I   0.0  I
                  -I--------I--------I--------I--------I--------I
                 6 I     9  I    18  I     1  I     4  I   25M  I    32
  PROF.-TECH.      I  28.1  I  56.3  I   3.1  I  12.5  I   0.0  I  39.5
                   I  31.0  I  51.4  I  20.0  I  33.3  I   0.0  I
                  -I--------I--------I--------I--------I--------I
                 7 I     0  I     0  I     0  I     1  I    4M  I     1
  SERVICE WORKER   I   0.0  I   0.0  I   0.0  I 100.0  I   0.0  I   1.2
                   I   0.0  I   0.0  I   0.0  I   8.3  I   0.0  I
                  -I--------I--------I--------I--------I--------I
                 8 I     0  I     2  I     0  I     3  I    1M  I     5
  TRANS-COMMUN.    I   0.0  I  40.0  I   0.0  I  60.0  I   0.0  I   6.2
                   I   0.0  I   5.7  I   0.0  I  25.0  I   0.0  I
                  -I--------I--------I--------I--------I--------I
                10 I     0  I     1  I     0  I     0  I    0M  I     1
  AGR.FISH.MINING  I   0.0  I 100.0  I   0.0  I   0.0  I   0.0  I   1.2
                   I   0.0  I   2.9  I   0.0  I   0.0  I   0.0  I
           --------I--------I--------I--------I--------I--------I
                11 I     2  I     2  I     2  I     0  I   20M  I     6
  RETIRED          I  33.3  I  33.3  I  33.3  I   0.0  I   0.0  I   7.4
                   I   6.9  I   5.7  I  40.0  I   0.0  I   0.0  I
                  -I--------I--------I--------I--------I--------I
                12 I     0  I     1  I     0  I     0  I    2M  I     1
  UNEMPLOYED       I   0.0  I 100.0  I   0.0  I   0.0  I   0.0  I   1.2
                   I   0.0  I   2.9  I   0.0  I   0.0  I   0.0  I
                  -I--------I--------I--------I--------I--------I
                13 I     2  I     2  I     0  I     0  I    3M  I     4
  OTHER            I  50.0  I  50.0  I   0.0  I   0.0  I   0.0  I   4.9
                   I   6.9  I   5.7  I   0.0  I   0.0  I   0.0  I
                  -I--------I--------I--------I--------I--------I
                14 I     0  I     0  I     0  I     0  I    1M  I     0
  STUDENT          I   0.0  I   0.0  I   0.0  I   0.0  I   0.0  I   0.0
                   I   0.0  I   0.0  I   0.0  I   0.0  I   0.0  I
                  -I--------I--------I--------I--------I--------I
                -1 I    0M  I    0M  I    0M  I    0M  I    8M  I    8M
  NOT APPLICABLE   I   0.0  I   0.0  I   0.0  I   0.0  I   0.0  I   0.0
                   I   0.0  I   0.0  I   0.0  I   0.0  I   0.0  I
                  -I--------I--------I--------I--------I--------I
                 0 I    1M  I    0M  I    0M  I    0M  I    5M  I    6M
  NO ANSWER        I   0.0  I   0.0  I   0.0  I   0.0  I   0.0  I   0.0
                   I   0.0  I   0.0  I   0.0  I   0.0  I   0.0  I
                  -I--------I--------I--------I--------I--------I
            COLUMN      29       35        5       12     106M      81
             TOTAL    35.8     43.2      6.2     14.8      0.0   100.0

   40 OUT OF     44 ( 90.9%) OF THE VALID CELLS HAVE EXPECTED CELL FREQUENCY LESS THAN 5.0.
MINIMUM EXPECTED CELL FREQUENCY =  0.062
RAW CHI SQUARE =     41.67305 WITH    30 DEGREES OF FREEDOM   SIGNIFICANCE =  0.0763

NUMBER OF MISSING OBSERVATIONS =    107*
```

```
SUBFILE   FAIRVIEW

* * * * * * * * * * * * * * * * * *  C R O S S T A B U L A T I O N   O F
   Q20A      EMPLOYMENT TYPE-HIGHEST INCOME EARNER          BY  MOVEIC
* * * * * * * * * * * * * * * * * * * * * * * * * * LOCATION EXPECTED TO MOVE TO OR WITHIN
                                                      * * * * * * * * * * * * * *
                       MOVEIC
                COUNT  I
              ROW PCT  IVAN I-C  ELS. VAN BOTH 2 & D.K.      NO ANSW.   ROW
              COL PCT  I         -OTHER    3                            TOTAL
                       I     2  I     3  I     4  I     5  I     0  I
Q20A           --------I--------I--------I--------I--------I--------I
                    1  I     2  I     1  I     0  I     0  I    1M  I     3
 CLERICAL              I  66.7  I  33.3  I   0.0  I   0.0  I   0.0  I   6.0
                       I  11.8  I   4.0  I   0.0  I   0.0  I   0.0  I
                      -I--------I--------I--------I--------I--------I
                    2  I     1  I     3  I     0  I     1  I    2M  I     5
 SALES                 I  20.0  I  60.0  I   0.0  I  20.0  I   0.0  I  10.0
                       I   5.9  I  12.0  I   0.0  I  25.0  I   0.0  I
                       I--------I--------I--------I--------I--------I
                    3  I     4  I     2  I     0  I     0  I    2M  I     6
 MAN.PROF.ADMIN        I  66.7  I  33.3  I   0.0  I   0.0  I   0.0  I  12.0
                       I  23.5  I   8.0  I   0.0  I   0.0  I   0.0  I
                      -I--------I--------I--------I--------I--------I
                    4  I     0  I     3  I     0  I     0  I    0M  I     3
 MANUFACT WORKER       I   0.0  I 100.0  I   0.0  I   0.0  I   0.0  I   6.0
                       I   0.0  I  12.0  I   0.0  I   0.0  I   0.0  I
                      -I--------I--------I--------I--------I--------I
                    6  I     8  I    14  I     2  I     1  I    2M  I    25
 PROF.-TECH            I  32.0  I  56.0  I   8.0  I   4.0  I   0.0  I  50.0
                       I  47.1  I  56.0  I  50.0  I  25.0  I   0.0  I
                      -I--------I--------I--------I--------I--------I
                    7  I     0  I     0  I     0  I     0  I    1M  I     0
 SERVICE WORKER        I   0.0  I   0.0  I   0.0  I   0.0  I   0.0  I   0.0
                       I   0.0  I   0.0  I   0.0  I   0.0  I   0.0  I
                      -I--------I--------I--------I--------I--------I
                    8  I     0  I     2  I     0  I     1  I    0M  I     3
 TRANS-COMMUN.         I   0.0  I  66.7  I   0.0  I  33.3  I   0.0  I   6.0
                       I   0.0  I   8.0  I   0.0  I  25.0  I   0.0  I
                      -I--------I--------I--------I--------I--------I
                   10  I     0  I     0  I     0  I     1  I    0M  I     1
 AGR.FISH MINING       I   0.0  I   0.0  I   0.0  I 100.0  I   0.0  I   2.0
                       I   0.0  I   0.0  I   0.0  I  25.0  I   0.0  I
                      -I--------I--------I--------I--------I--------I
                   13  I     1  I     0  I     2  I     0  I    0M  I     3
 OTHER                 I  33.3  I   0.0  I  66.7  I   0.0  I   0.0  I   6.0
                       I   5.9  I   0.0  I  50.0  I   0.0  I   0.0  I
               --------I--------I--------I--------I--------I--------I
                   14  I     1  I     0  I     0  I     0  I    0M  I     1
 STUDENT               I 100.0  I   0.0  I   0.0  I   0.0  I   0.0  I   2.0
                       I   5.9  I   0.0  I   0.0  I   0.0  I   0.0  I
                      -I--------I--------I--------I--------I--------I
                   -1  I    0M  I    1M  I    0M  I    0M  I    0M  I    1M
 NOT APPLICABLE        I   0.0  I   0.0  I   0.0  I   0.0  I   0.0  I   0.0
                       I   0.0  I   0.0  I   0.0  I   0.0  I   0.0  I
                      -I--------I--------I--------I--------I--------I
               COLUMN       17       25         4        4       8M      50
                TOTAL     34.0     50.0       8.0      8.0      0.0   100.0

   34 OUT OF     36 ( 94.4%) OF THE VALID CELLS HAVE EXPECTED CELL FREQUENCY LESS THAN 5.0
MINIMUM EXPECTED CELL FREQUENCY =  0.080
RAW CHI SQUARE -     42.08383 WITH    24 DEGREES OF FREEDOM.  SIGNIFICANCE =  0.0126

NUMBER OF MISSING OBSERVATIONS =      9*
```

* Includes respondents who do not expect to move

APPENDIX P: DATA ON HOUSEHOLD SIZE & WHERE RESPONDENTS EXPECT TO MOVE

```
SUBFILE   WESTEND

* * * * * * * * * * * * * * * * * * *  C R O S S T A B U L A T I O N   O F  * * * * * * * * * * * * * * *
   QFOURA    CONSIDER MOVING TO OR WITHIN INNER-CITY?     BY  Q15        NO. OF PERSONS IN HOUSEHOLD
* * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * *


                    Q15
            COUNT  I
          ROW PCT  I1 PERSON 2 PERSON 3 PERSON 4 OR MOR NO ANSWE   ROW
          COL PCT  I         S        S        E        R          TOTAL
                   I      1  I     2  I     3  I     4  I     0  I
QFOURA    --------I--------I--------I--------I--------I--------I
                1  I    77  I    44  I     8  I     2  I    0M  I   131
  YES              I  58.8  I  33.6  I   6.1  I   1.5  I   0.0  I  60.9
                   I  61.1  I  58.7  I  72.7  I  66.7  I   0.0  I
                  -I--------I--------I--------I--------I--------I
                2  I    49  I    31  I     3  I     1  I    2M  I    84
  NO               I  58.3  I  36.9  I   3.6  I   1.2  I   0.0  I  39.1
                   I  38.9  I  41.3  I  27.3  I  33.3  I   0.0  I
                  -I--------I--------I--------I--------I--------I
                0  I    2M  I    1M  I    0M  I    0M  I    0M  I    3M
  NO ANSWER        I   0.0  I   0.0  I   0.0  I   0.0  I   0.0  I   0.0
                   I   0.0  I   0.0  I   0.0  I   0.0  I   0.0  I
                  -I--------I--------I--------I--------I--------I
           COLUMN      126       75       11        3       2M     215
            TOTAL     58.6     34.9      5.1      1.4      0.0   100.0

    3 OUT OF      8 ( 37.5%) OF THE VALID CELLS HAVE EXPECTED CELL FREQUENCY LESS THAN 5.0.
MINIMUM EXPECTED CELL FREQUENCY =   1.172
RAW CHI SQUARE =      0.84771 WITH      3 DEGREES OF FREEDOM.  SIGNIFICANCE =  0.8380

NUMBER OF MISSING OBSERVATIONS =      5
```

```
SUBFILE   FALCREEK

* * * * * * * * * * * * * * * * * * *  C R O S S T A B U L A T I O N   O F  * * * * * * * * * * * * * * *
   QFOURA    CONSIDER MOVING TO OR WITHIN INNER-CITY?     BY  Q15        NO. OF PERSONS IN HOUSEHOLD
* * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * *


                    Q15
            COUNT  I
          ROW PCT  I1 PERSON 2 PERSON 3 PERSON 4 OR MOR NO ANSWE   ROW
          COL PCT  I         S        S        E        R          TOTAL
                   I      1  I     2  I     3  I     4  I     0  I
QFOURA    ----    -I--------I--------I--------I--------I--------I
                1  I    28  I    33  I    16  I    16  I    4M  I    93
  YES              I  30.1  I  35.5  I  17.2  I  17.2  I   0.0  I  51.1
                   I  49.1  I  57.9  I  44.4  I  50.0  I   0.0  I
                   I--------I--------I--------I--------I--------I
                2  I    29  I    24  I    20  I    16  I    2M  I    89
  NO               I  32.6  I  27.0  I  22.5  I  18.0  I   0.0  I  48.9
                   I  50.9  I  42.1  I  55.6  I  50.0  I   0.0  I
                   I--------I--------I--------I--------I--------I
           COLUMN       57       57       36       32       6M     182
            TOTAL     31.3     31.3     19.8     17.6      0.0   100.0

RAW CHI SQUARE =      1.79599 WITH      3 DEGREES OF FREEDOM.  SIGNIFICANCE =  0.6158

NUMBER OF MISSING OBSERVATIONS =      6
```

APPENDIX Q: DATA ON CHILDREN PER HOUSEHOLD & CONSIDERATION OF MOVING WITHIN INNER-CITY

```
SUBFILE   WESTEND

 . . . * . * * . . . . . . . . . . . .   C R O S S T A B U L A T I O N   O F   * * * * * * * * * * * * * * *
    QFOURA    CONSIDER MOVING TO OR WITHIN INNER-CITY?     BY  CHPHH      NO. OF CHILDREN IN HOUSEHOLD
 . . . * * . * . . . * . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . * * * * * * * * * * * *

                    CHPHH
            COUNT  I
            ROW PCT INONE      ONE       2 OR MOR    ROW
            COL PCT I                     E          TOTAL
                    I     0  I      1  I      2  I
QFOURA      --------I--------I--------I--------I
                  1 I   115  I    14  I     2  I    131
  YES               I  87.8  I  10.7  I   1.5  I   60.6
                    I  59.9  I  66.7  I  66.7  I
                    I--------I--------I--------I
                  2 I    77  I     7  I     1  I     85
  NO                I  90.6  I   8.2  I   1.2  I   39.4
                    I  40.1  I  33.3  I  33.3  I
                   -I--------I--------I--------I
                  0 I    3M  I    OM  I    OM  I.    3M
  NO ANSWER         I   0.0  I   0.0  I   0.0  I    0.0
                    I   0.0  I   0.0  I   0.0  I
                   -I--------I--------I--------I
             COLUMN     192       21        3       216
              TOTAL    88.9      9.7      1.4     100.0

    2 OUT OF      6 ( 33.3%) OF THE VALID CELLS HAVE EXPECTED CELL FREQUENCY LESS THAN 5.0.
 MINIMUM EXPECTED CELL FREQUENCY =   1.181
 RAW CHI SQUARE =      0.40979 WITH     2 DEGREES OF FREEDOM.  SIGNIFICANCE =  0.8147

 NUMBER OF MISSING OBSERVATIONS =      4

 SUBFILE   FALCREEK

 * * * * * * * * . * . * * * * * * * *   C R O S S T A B U L A T I O N   O F   * * * * * * * * * * * * * * *
    QFOURA    CONSIDER MOVING TO OR WITHIN INNER-CITY?     BY  CHPHH      NO. OF CHILDREN IN HOUSEHOLD
 * * * * * * * . * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * *

                    CHPHH
            COUNT  I
            ROW PCT INONE      ONE       2 OR MOR    ROW
            COL PCT I                     E          TOTAL
                    I     0  I      1  I      2  I
QFOURA      --------I--------I--------I--------I
                  1 I    56  I    18  I    19  I     93
  YES               I  60.2  I  19.4  I  20.4  I   51.1
                    I  52.3  I  47.4  I  51.4  I
                   -I--------I--------I--------I
                  2 I    51  I    20  I    18  I     89
  NO                I  57.3  I  22.5  I  20.2  I   48.9
                    I  47.7  I  52.6  I  48.6  I
                   -I--------I--------I--------I
             COLUMN     107       38       37       182
              TOTAL    58.8     20.9     20.3     100.0

RAW CHI SQUARE =      0.27816 WITH     2 DEGREES OF FREEDOM.  SIGNIFICANCE =  0.8702

NUMBER OF MISSING OBSERVATIONS =      6
```

APPENDIX R: DATA ON [illegible]RK LOCATION & CONSIDERATION OF MOVING WITHIN THE INNER-CITY

```
SUBFILE   WESTEND

. . . . . . . . . . . . . . . . . . . .  C R O S S T A B U L A T I O N   O F  . . . . . . . . . . . . . . . .
   QFOURA     CONSIDER MOVING TO OR WITHIN INNER-CITY?      BY  Q19A       WORK LOCATION-HIGHEST INCOME EARNER
. . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . .

                 Q19A
         COUNT   I
        ROW PCT  IDOWNTOWN WEST END ELSWHERE ELSWHERE OTHER     NOT APPL NO ANSWE   ROW
        COL PCT  I                  CITY     GVRD               ICABLE   R          TOTAL
                 I       1 I      2 I      3 I      4 I      5 I     -1 I      0 I
QFOURA   --------I--------I--------I--------I--------I--------I--------I--------I
              1  I     56 I      9 I     21 I     22 I      5 I    14M I     4M I    113
  YES            I   49.6 I    8.0 I   18.6 I   19.5 I    4.4 I    0.0 I    0.0 I   65.7
                 I   69.1 I   69.2 I   60.0 I   75.9 I   35.7 I    0.0 I    0.0 I
                -I--------I--------I--------I--------I--------I--------I--------I
              2  I     25 I      4 I     14 I      7 I      9 I    25M I     2M I     59
  NO             I   42.4 I    6.8 I   23.7 I   11.9 I   15.3 I    0.0 I    0.0 I   34.3
                 I   30.9 I   30.8 I   40.0 I   24.1 I   64.3 I    0.0 I    0.0 I
                -I--------I--------I--------I--------I--------I--------I--------I
              0  I     1M I     0M I     2M I     0M I     0M I     0M I     0M I     3M
  NO ANSWER      I    0.0 I    0.0 I    0.0 I    0.0 I    0.0 I    0.0 I    0.0 I    0.0
                 I    0.0 I    0.0 I    0.0 I    0.0 I    0.0 I    0.0 I    0.0 I
                -I--------I--------I--------I--------I--------I--------I--------I
         COLUMN        81       13       35       29       14      39M       6M     172
          TOTAL      47.1      7.6     20.3     16.9      8.1      0.0      0.0   100.0

     2 OUT OF     10 ( 20.0%) OF THE VALID CELLS HAVE EXPECTED CELL FREQUENCY LESS THAN 5.0.
MINIMUM EXPECTED CELL FREQUENCY =  4.459
RAW CHI SQUARE =      7.91546 WITH      4 DEGREES OF FREEDOM.  SIGNIFICANCE =  0.0947

NUMBER OF MISSING OBSERVATIONS =     48
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SUBFILE   FALCREEK

. . . . . . . . . . . . . . . . . . . .  C R O S S T A B U L A T I O N   O F  . . . . . . . . . . . . . . . .
   QFOURA     CONSIDER MOVING TO OR WITHIN INNER-CITY?      BY  Q19A       WORK LOCATION-HIGHEST INCOME EARNER
. . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . .

                 Q19A
         COUNT   I
        ROW PCT  IDOWNTOWN WEST END ELSWHERE ELSWHERE OTHER     NOT APPL NO ANSWE   ROW
        COL PCT  I                  CITY     GVRD               ICABLE   R          TOTAL
                 I       1 I      2 I      3 I      4 I      5 I     -1 I      0 I
QFOURA   --------I--------I--------I--------I--------I--------I--------I--------I
              1  I     26 I      2 I     27 I     15 I     10 I     9M I     8M I     80
  YES            I   32.5 I    2.5 I   33.8 I   18.8 I   12.5 I    0.0 I    0.0 I   58.0
                 I   56.5 I  100.0 I   51.9 I   60.0 I   76.9 I    0.0 I    0.0 I
                -I--------I--------I--------I--------I--------I--------I--------I
              2  I     20 I      0 I     25 I     10 I      3 I    30M I     3M I     58
  NO             I   34.5 I    0.0 I   43.1 I   17.2 I    5.2 I    0.0 I    0.0 I   42.0
                 I   43.5 I    0.0 I   48.1 I   40.0 I   23.1 I    0.0 I    0.0 I
                -I--------I--------I--------I--------I--------I--------I--------I
         COLUMN        46        2       52       25       13      39M      11M     138
          TOTAL      33.3      1.4     37.7     18.1      9.4      0.0      0.0   100.0

     2 OUT OF     10 ( 20.0%) OF THE VALID CELLS HAVE EXPECTED CELL FREQUENCY LESS THAN 5.0.
MINIMUM EXPECTED CELL FREQUENCY =  0.841
RAW CHI SQUARE =      4.22899 WITH      4 DEGREES OF FREEDOM.  SIGNIFICANCE =  0.3759

NUMBER OF MISSING OBSERVATIONS =     50
```

APPENDIX S: DATA ON MODE OF TRAVEL TO WORK & CONSIDERATION OF MOVING WITHIN INNER-CITY

```
SUBFILE   WESTEND

 . . * * * * * *   . . . . . . . . . .   C R O S S T A B U L A T I O N   O F   * * * * * * * * * * * * * * * * *
     QFOURA     CONSIDER MOVING TO OR WITHIN INNER-CITY?     BY  Q21A      MODE OF TRAVEL-HIGHEST INCOME EARNER
 . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . .

                    Q21A
           COUNT   I
           ROW PCT IBY CAR   BY BUS   WALK     OTHER    BUS & WA NOT APPL NO ANSWE   ROW
           COL PCT I                                    LK       ICABLE   R          TOTAL
                   I     1  I     2  I     3  I     4  I     5  I    -1  I     0  I
 QFOURA   ---------I--------I--------I--------I--------I--------I--------I--------I
                 1 I    43  I    25  I    31  I     9  I     6  I    13M I     4M I    114
  YES              I  37.7  I  21.9  I  27.2  I   7.9  I   5.3  I   0.0  I   0.0  I   65.9
                   I  62.3  I  67.6  I  70.5  I  81.8  I  50.0  I   0.0  I   0.0  I
                  -I--------I--------I--------I--------I--------I--------I--------I
                 2 I    26  I    12  I    13  I     2  I     6  I    25M I     2M I     59
  NO               I  44.1  I  20.3  I  22.0  I   3.4  I  10.2  I   0.0  I   0.0  I   34.1
                   I  37.7  I  32.4  I  29.5  I  18.2  I  50.0  I   0.0  I   0.0  I
                  -I--------I--------I--------I--------I--------I--------I--------I
                 0 I    3M  I    0M  I    0M  I    0M  I    0M  I    0M  I    0M  I     3M
  NO ANSWER        I   0.0  I   0.0  I   0.0  I   0.0  I   0.0  I   0.0  I   0.0  I    0.0
                   I   0.0  I   0.0  I   0.0  I   0.0  I   0.0  I   0.0  I   0.0  I
                  -I--------I--------I--------I--------I--------I--------I--------I
           COLUMN       69       37       44       11       12      38M       6M     173
            TOTAL     39.9     21.4     25.4      6.4      6.9      0.0      0.0   100.0

     2 OUT OF    10 ( 20.0%) OF THE VALID CELLS HAVE EXPECTED CELL FREQUENCY LESS THAN 5.0.
 MINIMUM EXPECTED CELL FREQUENCY =  3.751
 RAW CHI SQUARE =      3.43588 WITH     4 DEGREES OF FREEDOM.  SIGNIFICANCE =  0.4877

 NUMBER OF MISSING OBSERVATIONS =     47

 SUBFILE   FALCREEK

 * * * * * * * * * * * * * * * * * * *   C R O S S T A B U L A T I O N   O F   * * * * * * * * * * * * * * * * * *
     QFOURA     CONSIDER MOVING TO OR WITHIN INNER-CITY?     BY  Q21A      MODE OF TRAVEL-HIGHEST INCOME EARNER
 * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * *

                    Q21A
           COUNT   I
           ROW PCT IBY CAR   BY BUS   WALK     OTHER    BUS & WA BUS AND  NOT APPL NO ANSWE   ROW
           COL PCT I                                    LK       CAR      ICABLE   R          TOTAL
                   I     1  I     2  I     3  I     4  I     5  I     6  I    -1  I     0  I
 QFOURA   ---------I--------I--------I--------I--------I--------I--------I--------I--------I
                 1 I    53  I    18  I     8  I     2  I     3  I     2  I     8M I     3M I     86
  YES              I  61.6  I  20.9  I   9.3  I   2.3  I   3.5  I   2.3  I   0.0  I   0.0  I   60.1
                   I  63.1  I  66.7  I  50.0  I  33.3  I  42.9  I  66.7  I   0.0  I   0.0  I
                  -I--------I--------I--------I--------I--------I--------I--------I--------I
                 2 I    31  I     9  I     8  I     4  I     4  I     1  I    29M I     5M I     57
  NO               I  54.4  I  15.8  I  14.0  I   7.0  I   7.0  I   1.8  I   0.0  I   0.0  I   39.9
                   I  36.9  I  33.3  I  50.0  I  66.7  I  57.1  I  33.3  I   0.0  I   0.0  I
                  -I--------I--------I--------I--------I--------I--------I--------I--------I
           COLUMN       84       27       16        6        7        3      37M       8M     143
            TOTAL     58.7     18.9     11.2      4.2      4.9      2.1      0.0      0.0   100.0

     6 OUT OF    12 ( 50.0%) OF THE VALID CELLS HAVE EXPECTED CELL FREQUENCY LESS THAN 5.0.
 MINIMUM EXPECTED CELL FREQUENCY =  1.196
 RAW CHI SQUARE =      4.19622 WITH     5 DEGREES OF FREEDOM   SIGNIFICANCE =  0.5215

 NUMBER OF MISSING OBSERVATIONS =     45
```

APPENDIX T: DATA ON WORK LOCATION & CONSIDERATION OF MOVING TO THE INNER-CITY

```
SUBFILE    RICHMOND

 * * * * * * * * * * * * * * * * * * *   C R O S S T A B U L A T I O N   O F
    QFOURA   CONSIDER MOVING TO OR WITHIN INNER-CITY?      BY  Q19A
 * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * *
                                                    WORK LOCATION-HIGHEST INCOME EARNER
                   Q19A
          COUNT  I
          ROW PCT IDOWNTOWN WEST END ELSWHERE ELSWHERE OTHER    NOT APPL NO ANSWE   ROW
          COL PCT I                  CITY     GVRD              ICABLE   R          TOTAL
                  I      1 I      2 I      3 I      4 I      5 I     -1 I      0 I
QFOURA    --------I--------I--------I--------I--------I--------I--------I--------I
               1  I      5 I      0 I      3 I      6 I      2 I     1M I     0M I     16
  YES             I   31.3 I    0.0 I   18.8 I   37.5 I   12.5 I    0.0 I    0.0 I   14.3
                  I   19.2 I    0.0 I   13.0 I   14.3 I   10.0 I    0.0 I    0.0 I
                 -I--------I--------I--------I--------I--------I--------I--------I
               2  I     21 I      1 I     20 I     36 I     18 I    11M I     2M I     96
  NO              I   21.9 I    1.0 I   20.8 I   37.5 I   18.8 I    0.0 I    0.0 I   85.7
                  I   80.8 I  100.0 I   87.0 I   85.7 I   90.0 I    0.0 I    0.0 I
                 -I--------I--------I--------I--------I--------I--------I--------I
               0  I     0M I     0M I     0M I     0M I     0M I     1M I     0M I      1M
  NO ANSWER       I    0.0 I    0.0 I    0.0 I    0.0 I    0.0 I    0.0 I    0.0 I    0.0
                  I    0.0 I    0.0 I    0.0 I    0.0 I    0.0 I    0.0 I    0.0 I
                 -I--------I--------I--------I--------I--------I--------I--------I
          COLUMN        26        1       23       42       20      13M       2M     112
           TOTAL      23.2      0.9     20.5     37.5     17.9      0.0      0.0   100.0

    5 OUT OF     10 ( 50.0%) OF THE VALID CELLS HAVE EXPECTED CELL FREQUENCY LESS THAN 5.0.
MINIMUM EXPECTED CELL FREQUENCY =  0.143
RAW CHI SQUARE =      1.01488 WITH      4 DEGREES OF FREEDOM.  SIGNIFICANCE =  0.9075

NUMBER OF MISSING OBSERVATIONS =      15
```

APPENDIX U: DATA ON MODE OF TRAVEL TO WORK & CONSIDERATION OF MOVING TO THE INNER-CITY

```
SUBFILE    RICHMOND

 * * * * * * * * * * * * * * * * * * *   C R O S S T A B U L A T I O N   O F
    QFOURA   CONSIDER MOVING TO OR WITHIN INNER-CITY?      BY  Q21A
 * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * *
                                                    MODE OF TRAVEL-HIGHEST INCOME EARNER
                   Q21A
          COUNT  I
          ROW PCT IBY CAR   BY BUS   WALK     OTHER    BUS AND  NOT APPL NO ANSWE   ROW
          COL PCT I                                    CAR      ICABLE   R          TOTAL
                  I      1 I      2 I      3 I      4 I      6 I     -1 I      0 I
QFOURA    --------I--------I--------I--------I--------I--------I--------I--------I
               1  I     14 I      1 I      0 I      1 I      0 I     1M I     0M I     16
  YES             I   87.5 I    6.3 I    0.0 I    6.3 I    0.0 I    0.0 I    0.0 I   14.4
                  I   14.4 I   14.3 I    0.0 I   20.0 I    0.0 I    0.0 I    0.0 I
                 -I--------I--------I--------I--------I--------I--------I--------I
               2  I     83 I      6 I      1 I      4 I      1 I    13M I     1M I     95
  NO              I   87.4 I    6.3 I    1.1 I    4.2 I    1.1 I    0.0 I    0.0 I   85.6
                  I   85.6 I   85.7 I  100.0 I   80.0 I  100.0 I    0.0 I    0.0 I
                 -I--------I--------I--------I--------I--------I--------I--------I
               0  I     0M I     0M I     0M I     0M I     0M I     1M I     0M I      1M
  NO ANSWER       I    0.0 I    0.0 I    0.0 I    0.0 I    0.0 I    0.0 I    0.0 I    0.0
                  I    0.0 I    0.0 I    0.0 I    0.0 I    0.0 I    0.0 I    0.0 I
                 -I--------I--------I--------I--------I--------I--------I--------I
          COLUMN        97        7        1        5        1      15M       1M     111
           TOTAL      87.4      6.3      0.9      4.5      0.9      0.0      0.0   100.0

    7 OUT OF     10 ( 70.0%) OF THE VALID CELLS HAVE EXPECTED CELL FREQUENCY LESS THAN 5.0
MINIMUM EXPECTED CELL FREQUENCY =  0.144
RAW CHI SQUARE =      0.46341 WITH      4 DEGREES OF FREEDOM.  SIGNIFICANCE =  0.9770

NUMBER OF MISSING OBSERVATIONS =      16
```

APPENDIX V: DATA ON NUMBER OF INCOME EARNERS AND CONSIDERATION OF MOVING TO THE INNER-CITY

```
SUBFILE   RICHMOND

* * * * * * * * * * * * * * * * * * *  C R O S S T A B U L A T I O N   O F
   QFOURA    CONSIDER MOVING TO OR WITHIN INNER-CITY?     BY  Q18
* * * * * * * * * * * * * * * * * * * * * * * * * * * * NO. OF INCOME EARNERS IN HOUSEHOLD
                                                         * * * * * * * * * * * * *
                  Q18
         COUNT   I
         ROW PCT IO          1          2          MORE       NO ANSWE   ROW
         COL PCT I                                 THAN 2     R          TOTAL
                 I      0  I      1  I      2  I      3  I      9  I
QFOURA   --------I---------I---------I---------I---------I---------I
               1 I      0  I      8  I      9  I      0  I     OM  I     17
  YES            I   0.0   I  47.1   I  52.9   I   0.0   I   0.0   I   13.6
                 I   0.0   I  14.8   I  15.5   I   0.0   I   0.0   I
                -I---------I---------I---------I---------I---------I
               2 I      5  I     46  I     49  I      8  I     1M  I    108
  NO             I   4.6   I  42.6   I  45.4   I   7.4   I   0.0   I   86.4
                 I 100.0   I  85.2   I  84.5   I 100.0   I   0.0   I
                -I---------I---------I---------I---------I---------I
               0 I     OM  I     1M  I     OM  I     OM  I     OM  I     1M
  NO ANSWER      I   0.0   I   0.0   I   0.0   I   0.0   I   0.0   I    0.0
                 I   0.0   I   0.0   I   0.0   I   0.0   I   0.0   I
                -I---------I---------I---------I---------I---------I
          COLUMN        5        54         58          8         1M     125
           TOTAL      4.0      43.2       46.4        6.4        0.0   100.0

    3 OUT OF      8 ( 37.5%) OF THE VALID CELLS HAVE EXPECTED CELL FREQUENCY LESS THAN 5.0
MINIMUM EXPECTED CELL FREQUENCY =  0.680
RAW CHI SQUARE =      2.29555 WITH      3 DEGREES OF FREEDOM.  SIGNIFICANCE =  0.5134

NUMBER OF MISSING OBSERVATIONS =      2
```

APPENDIX W: DATA ON OCCUPATION & CONSIDERATION OF MOVING TO THE INNER-CITY

```
RESPONDENTS WHO WILL CONSIDER MOVING WITHIN I-C                                   11/08/82        PAGE    5

FILE    SPSS2    (CREATION DATE = 10/19/82)
SUBFILE   RICHMOND

 . . . . . . . . . . . . . . . . . . . . .  C R O S S T A B U L A T I O N   O F  . . . . . . . . . . . . . . . . . . .
    Q20A       EMPLOYMENT TYPE-HIGHEST INCOME EARNER        BY  QFOURA    CONSIDER MOVING TO OR WITHIN INNER-CITY?
 . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . PAGE  1 OF  2

                       QFOURA
               COUNT  I
             ROW PCT  IYES       NO        NO ANSWE   ROW
             COL PCT  I                    R          TOTAL
                      I     1  I     2  I     0  I
Q20A          --------I--------I--------I--------I
                    1 I     0  I     3  I    0M  I     3
  CLERICAL            I   0.0  I 100.0  I   0.0  I   2.5
                      I   0.0  I   2.9  I   0.0  I
                     -I--------I--------I--------I
                    2 I     3  I    13  I    0M  I    16
  SALES               I  18.8  I  81.3  I   0.0  I  13.4
                      I  17.6  I  12.7  I   0.0  I
                     -I--------I--------I--------I
                    3 I     4  I    25  I    0M  I    29
  MAN.PROP.ADMIN.     I  13.8  I  86.2  I   0.0  I  24.4
                      I  23.5  I  24.5  I   0.0  I
                     -I--------I--------I--------I
                    4 I     2  I     7  I    0M  I     9
  MANUFACT WORKER     I  22.2  I  77.8  I   0.0  I   7.6
                      I  11.8  I   6.9  I   0.0  I
                     -I--------I--------I--------I
                    5 I     0  I     2  I    0M  I     2
  CONSTRUCTION WOR    I   0.0  I 100.0  I   0.0  I   1.7
                      I   0.0  I   2.0  I   0.0  I
                     -I--------I--------I--------I
                    6 I     6  I    17  I    0M  I    23
  PROF.-TECH.         I  26.1  I  73.9  I   0.0  I  19.3
                      I  35.3  I  16.7  I   0.0  I
                     -I--------I--------I--------I
                    7 I     1  I     7  I    0M  I     8
  SERVICE WORKER      I  12.5  I  87.5  I   0.0  I   6.7
                      I   5.9  I   6.9  I   0.0  I
                     -I--------I--------I--------I
                    8 I     0  I    10  I    0M  I    10
  TRANS-COMMUN.       I   0.0  I 100.0  I   0.0  I   8.4
                      I   0.0  I   9.8  I   0.0  I
                     -I--------I--------I--------I
                    9 I     0  I     3  I    0M  I     3
  MATERIALS HAND      I   0.0  I 100.0  I   0.0  I   2.5
                      I   0.0  I   2.9  I   0.0  I
                     -I--------I--------I--------I
               COLUMN      17      102        1M      119
                TOTAL    14.3     85.7       0.0    100.0
(CONTINUED)
```

```
RESPONDENTS WHO WILL CONSIDER MOVING WITHIN I-C                                       11/08/82        PAGE    6

FILE    SPSS2     (CREATION DATE = 10/19/82)
SUBFILE   RICHMOND

 . . . . . . . . . . . . . . . . . . .  C R O S S T A B U L A T I O N   O F  . . . . . . . . . . . . . . . . . . .
   Q20A       EMPLOYMENT TYPE-HIGHEST INCOME EARNER          BY  QFOURA     CONSIDER MOVING TO OR WITHIN INNER-CITY?
 . . . . . . .   . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . .  PAGE  2 OF  2

                       QFOURA
               COUNT  I
               ROW PCT IYES       NO        NO ANSWE   ROW
               COL PCT I                    R          TOTAL
                       I     1  I     2  I     0  I
Q20A           -------- I--------I--------I--------I
                    10  I     0  I     1  I    0M  I      1
  AGR.FISH.MINING       I   0.0  I 100.0  I   0.0  I    0.8
                        I   0.0  I   1.0  I   0.0  I
                       -I--------I--------I--------I
                    11  I     1  I     6  I    1M  I      7
  RETIRED               I  14.3  I  85.7  I   0.0  I    5.9
                        I   5.9  I   5.9  I   0.0  I
                       -I--------I--------I--------I
                    12  I     0  I     2  I    0M  I      2
  UNEMPLOYED            I   0.0  I 100.0  I   0.0  I    1.7
                        I   0.0  I   2.0  I   0.0  I
                       -I--------I--------I--------I
                    13  I     0  I     5  I    0M  I      5
  OTHER                 I   0.0  I 100.0  I   0.0  I    4.2
                        I   0.0  I   4.9  I   0.0  I
                       -I--------I--------I--------I
                    14  I     0  I     1  I    0M  I      1
  STUDENT               I   0.0  I 100.0  I   0.0  I    0.8
                        I   0.0  I   1.0  I   0.0  I
                       -I--------I--------I--------I
                    -1  I    0M  I    5M  I    0M  I     5M
  NOT APPLICABLE        I   0.0  I   0.0  I   0.0  I    0.0
                        I   0.0  I   0.0  I   0.0  I
                        I--------I--------I--------I
                     0  I    0M  I    2M  I    0M  I     2M
  NO ANSWER             I   0.0  I   0.0  I   0.0  I    0.0
                        I   0.0  I   0.0  I   0.0  I
                       -I--------I--------I--------I
               COLUMN        17      102       1M      119
               TOTAL       14.3     85.7      0.0    100.0

    21 OUT OF     28 ( 75.0%) OF THE VALID CELLS HAVE EXPECTED CELL FREQUENCY LESS THAN 5.0.
MINIMUM EXPECTED CELL FREQUENCY =  0.143
RAW CHI SQUARE -      7.86589 WITH     13 DEGREES OF FREEDOM.  SIGNIFICANCE =  0.8522

NUMBER OF MISSING OBSERVATIONS =      8
```

APPENDIX X: CROSS-TABULATION OF DESIRED TENURE WITH CURRENT TENURE

```
SUBFILE   WESTEND

* * * * * * * * * * * * * * * * * * * *  C R O S S T A B U L A T I O N   O F  * * * * * * * *
   QTWEL1    DESIRE RENTAL UNIT  BY  Q23A  PRESENT TENURE
* * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * *

                    Q23A
           COUNT  I
          ROW PCT IRENTAL   OWNERSHP NO ANSWE   ROW
          COL PCT I                  R          TOTAL
                  I     1  I     2  I     0  I
QTWFL1    --------I--------I--------I--------I
               1  I    35  I     0  I    1M  I    35
 YES              I 100.0  I   0.0  I   0.0  I  55.6
                  I  58.3  I   0.0  I   0.0  I
                 -I--------I--------I--------I
               2  I    25  I     3  I    0M  I    28
 NO               I  89.3  I  10.7  I   0.0  I  44.4
                  I  41.7  I 100.0  I   0.0  I
                 -I--------I--------I--------I
          COLUMN       60        3        1M       63
           TOTAL     95.2      4.8      0.0     100.0

   2 OUT OF     4 ( 50.0%) OF THE VALID CELLS HAVE EXPECTED CELL FREQUENCY LESS THAN 5.0.
MINIMUM EXPECTED CELL FREQUENCY =  1.333
CORRECTED CHI SQUARE =      1.92937 WITH 1 DEGREE OF FREEDOM.  SIGNIFICANCE =  0.1648
      RAW CHI SQUARE =      3.93750 WITH 1 DEGREE OF FREEDOM.  SIGNIFICANCE =  0.0472

NUMBER OF MISSING OBSERVATIONS =      1
```

```
SUBFILE   WESTEND

* * * * * * * * * * * * * * * * * * * *  C R O S S T A B U L A T I O N   O F  * * * * * * * *
   QTWEL2    DESIRE OWNERSHIP UNIT   BY  Q23A   PRESENT TENURE
* * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * *

                    Q23A
           COUNT  I
          ROW PCT IRENTAL   OWNERSHP NO ANSWE   ROW
          COL PCT I                  R          TOTAL
                  I     1  I     2  I     0  I
QTWFL2    --------I--------I--------I--------I
               1  I    22  I     3  I    0M  I    25
 YES              I  88.0  I  12.0  I   0.0  I  39.7
                  I  36.7  I 100.0  I   0.0  I
                 -I--------I--------I--------I
               2  I    38  I     0  I    1M  I    38
 NO               I 100.0  I   0.0  I   0.0  I  60.3
                  I  63.3  I   0.0  I   0.0  I
                 -I--------I--------I--------I
          COLUMN       60        3        1M       63
           TOTAL     95.2      4.8      0.0     100.0

   2 OUT OF     4 ( 50.0%) OF THE VALID CELLS HAVE EXPECTED CELL FREQUENCY LESS THAN 5.0
MINIMUM EXPECTED CELL FREQUENCY =  1.190
CORRECTED CHI SQUARE =      2.50757 WITH 1 DEGREE OF FREEDOM.  SIGNIFICANCE =  0.1133
      RAW CHI SQUARE =      4.78800 WITH 1 DEGREE OF FREEDOM.  SIGNIFICANCE =  0.0287

NUMBER OF MISSING OBSERVATIONS =      1
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SUBFILE   FALCREEK

* * * * * * * * * * * * * * * * * *   C R O S S T A B U L A T I O N   O F   * * * * * * * *
   QTWEL1    DESIRE RENTAL UNIT   BY  Q23A  PRESENT TENURE
* * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * *

                    Q23A
           COUNT   I
           ROW PCT IRENTAL   OWNERSHP COOP     NO ANSWE   ROW
           COL PCT I                           R          TOTAL
                   I     1  I     2  I     3  I     0  I
QTWEL1     --------I--------I--------I--------I--------I
                 1 I     7  I     1  I     0  I    OM  I      8
  YES              I  87.5  I  12.5  I   0.0  I   0.0  I   23.5
                   I  41.2  I   9.1  I   0.0  I   0.0  I
                  -I--------I--------I--------I--------I
                 2 I    10  I    10  I     6  I    OM  I     26
  NO               I  38.5  I  38.5  I  23.1  I   0.0  I   76.5
                   I  58.8  I  90.9  I 100.0  I   0.0  I
                  -I--------I--------I--------I--------I
                 0 I    OM  I    OM  I    OM  I    1M  I     1M
  NO ANSWER        I   0.0  I   0.0  I   0.0  I   0.0  I    0.0
                   I   0.0  I   0.0  I   0.0  I   0.0  I
                  -I--------I--------I--------I--------I
           COLUMN       17       11        6       1M        34
           TOTAL      50.0     32.4     17.6      0.0     100.0

    4 OUT OF      6 ( 66.7%) OF THE VALID CELLS HAVE EXPECTED CELL FREQUENCY LESS THAN 5.0.
MINIMUM EXPECTED CELL FREQUENCY =   1.412
RAW CHI SQUARE =      6.06293 WITH      2 DEGREES OF FREEDOM.  SIGNIFICANCE =  0.0482

NUMBER OF MISSING OBSERVATIONS =       1


SUBFILE   FALCREEK

* * * * * * * * * * * * * * * * * *   C R O S S T A B U L A T I O N   O F   * * * * * * *
   QTWEL2    DESIRE OWNERSHIP UNIT   BY  Q23A      PRESENT TENURE
* * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * *

                    Q23A
           COUNT   I
           ROW PCT IRENTAL   OWNERSHP COOP     NO ANSWE   ROW
           COL PCT I                           R          TOTAL
                   I     1  I     2  I     3  I     0  I
QTWEL2     --------I--------I--------I--------I--------I
                 1 I     9  I    10  I     3  I    OM  I     22
  YES              I  40.9  I  45.5  I  13.6  I   0.0  I   64.7
                   I  52.9  I  90.9  I  50.0  I   0.0  I
                  -I--------I--------I--------I--------I
                 2 I     8  I     1  I     3  I    OM  I     12
  NO               I  66.7  I   8.3  I  25.0  I   0.0  I   35.3
                   I  47.1  I   9.1  I  50.0  I   0.0  I
                  -I--------I--------I--------I--------I
                 0 I    OM  I    OM  I    OM  I    1M  I     1M
  NO ANSWER        I   0.0  I   0.0  I   0.0  I   0.0  I    0.0
                   I   0.0  I   0.0  I   0.0  I   0.0  I
                  -I--------I--------I--------I--------I
           COLUMN       17       11        6       1M        34
           TOTAL      50.0     32.4     17.6      0.0     100.0

    3 OUT OF      6 ( 50.0%) OF THE VALID CELLS HAVE EXPECTED CELL FREQUENCY LESS THAN 5.0.
MINIMUM EXPECTED CELL FREQUENCY =   2.118
RAW CHI SQUARE =      4.90565 WITH      2 DEGREES OF FREEDOM.  SIGNIFICANCE =  0.0861

NUMBER OF MISSING OBSERVATIONS =       1
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SUBFILE   FAIRVIEW

* * * * * * * * * * * * * * * * * * *  C R O S S T A B U L A T I O N   O F  * * * * * * * *
   QTWEL1    DESIRE RENTAL UNIT   BY  Q23A   PRESENT TENURE
* * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * *

                    Q23A
           COUNT  I
         ROW PCT  IRENTAL   OWNERSHP   ROW
         COL PCT  I                    TOTAL
                  I      1  I      2  I
QTWEL1   ---------I---------I---------I
               1  I      7  I      2  I      9
  YES             I   77.8  I   22.2  I   42.9
                  I   43.8  I   40.0  I
                 -I---------I---------I
               2  I      9  I      3  I     12
  NO              I   75.0  I   25.0  I   57.1
                  I   56.3  I   60.0  I
                 -I---------I---------I
          COLUMN        16         5        21
           TOTAL      76.2      23.8     100.0

    2 OUT OF      4 ( 50.0%) OF THE VALID CELLS HAVE EXPECTED CELL FREQUENCY LESS THAN 5.0.
MINIMUM EXPECTED CELL FREQUENCY =   2.143
CORRECTED CHI SQUARE =       0.0      WITH 1 DEGREE OF FREEDOM.  SIGNIFICANCE =  1.0000
      RAW CHI SQUARE =       0.02187 WITH 1 DEGREE OF FREEDOM.  SIGNIFICANCE =  0.8824
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SUBFILE   FAIRVIEW

* * * * * * * * * * * * * * * * * * *  C R O S S T A B U L A T I O N   O F  * * * * * * * *
   QTWEL2    DESIRE OWNERSHIP UNIT   BY  Q23A   PRESENT TENURE
* * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * *

                    Q23A
           COUNT  I
         ROW PCT  IRENTAL   OWNERSHP   ROW
         COL PCT  I                    TOTAL
                  I      1  I      2  I
QTWEL2   ---------I---------I---------I
               1  I      9  I      3  I     12
  YES             I   75.0  I   25.0  I   57.1
                  I   56.3  I   60.0  I
                 -I---------I---------I
               2  I      7  I      2  I      9
  NO              I   77.8  I   22.2  I   42.9
                  I   43.8  I   40.0  I
                 -I---------I---------I
          COLUMN        16         5        21
           TOTAL      76.2      23.8     100.0

    2 OUT OF      4 ( 50.0%) OF THE VALID CELLS HAVE EXPECTED CELL FREQUENCY LESS THAN 5.0.
MINIMUM EXPECTED CELL FREQUENCY =   2.143
CORRECTED CHI SQUARE =       0.0      WITH 1 DEGREE OF FREEDOM.  SIGNIFICANCE =  1.0000
      RAW CHI SQUARE =       0.02187 WITH 1 DEGREE OF FREEDOM.  SIGNIFICANCE =  0.8824
```

POOR

QUALITY

ORIGINAL